



House - Detached (EPC Rating: C) Freehold

FFORDD Y GLOWYR, BETWS, AMMANFORD, SA18 2GD

Offers In The Region Of

£262,500

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to present this Modern Detached House, located on a popular estate in the village of Betws, just over a mile from Ammanford Town Centre. A full range of amenities nearby include various shops, supermarkets, leisure centre, both primary and secondary schools and good transport links with the M4 motorway (Junction 49) approximately 6 miles away. The accommodation comprises, Entrance Hall, Cloakroom, Lounge, Kitchen/Diner on the ground floor with 3 Bedrooms (one en-suite), and Family Bathroom located on the first floor. Externally, there is a driveway leading to a detached garage with pedestrian access to the rear enclosed garden mainly laid to lawn with patio area and side gravelled area. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - D. Freehold. EPC - C79 VIEWING HIGHLY RECOMMENDED

Ground Floor

With front entrance Composite Door leading into....

Entrance Hall

With radiator, laminate flooring, spotlights, stairs to first floor with under stairs storage.

Lounge

5.56 x 3.17 (18'2" x 10'4")

With two radiators, coved ceiling, laminate flooring, modern feature wall, uPVC window to the front and uPVC French Doors to the rear of the property.

Kitchen/Diner

5.64 x 2.76 (18'6" x 9'0")

With a range of modern dual coloured wall and base units, Quartz effect worktop, laminate flooring, one and a half bowl sink unit with instant boiling water mixer taps, spot lights, electric induction hob with extractor above, eye level oven, integrated appliances - dishwasher, microwave, fridge/freezer and washing machine, wall mounted gas boiler providing domestic hot water and central heating, vertical radiator, uPVC window to the front and uPVC French Doors leading to the rear of the property.

Cloakroom

1.76 x 1.17 (5'9" x 3'10")

With low level flush WC, pedestal wash hand basin, extractor fan, radiator and uPVC window to the rear of the property.

First Floor

Landing Area

With radiator, airing cupboard housing hot water tank and uPVC window to the rear.

Bedroom 1

4.76 x 3.19 (15'7" x 10'5")

With radiator, laminate flooring and uPVC window to the rear.

En-Suite

2.78 x 1.44 (9'1" x 4'8")

With low level flush WC, pedestal wash hand basin, shaver point, shower cubicle, extractor fan, radiator and uPVC window to the front.

Bedroom 2

2.99 x 2.77 (9'9" x 9'1")

With radiator, laminate flooring, storage cupboard and uPVC window to the front.

Bedroom 3

2.77 x 1.95 (9'1" x 6'4")

With radiator, laminate flooring, storage cupboard, hatch to roof space and uPVC window to the rear.

Bathroom

2.27 x 1.90 (7'5" x 6'2")

With low level flush WC, pedestal wash hand basin, shaver point, "P" Shaped bath with overhead shower and curved glass screen, extractor fan, heated towel rail, Respatex marble effect wall over bath and uPVC window to the front.

External

Front : Driveway leading to detached garage and side pedestrian access to rear garden.

Rear : Enclosed level garden mainly laid to lawn with paved patio area. Side gravelled area with gated access to the front.

Services

Mains gas, electricity, water and drainage.

Council tax

Band - D

TENURE

Freehold



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

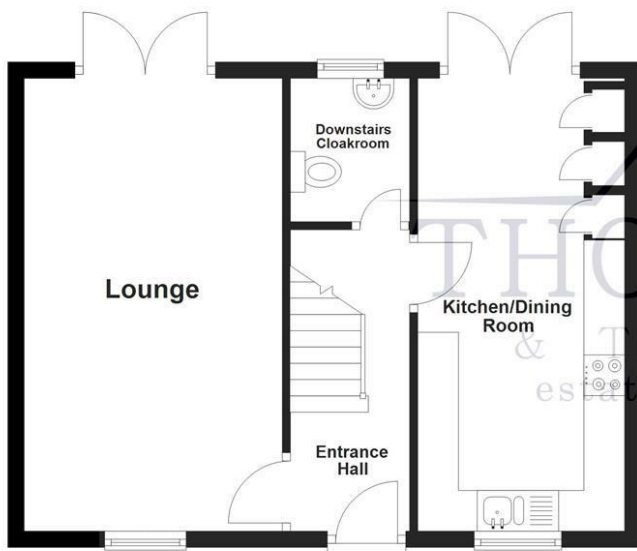
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Directions

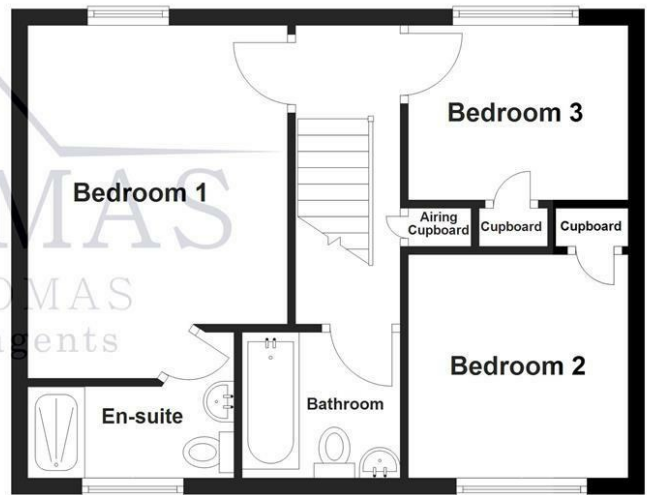
Leave Ammanford on High Street and at the junction turn right then first left into Maesquarre Road. Proceed through the crossroads then turn left into Ffordd Y Glowyr. Follow the road into the estate and bare left and head straight into the cul de sac and the property can be found on the right hand side, identified by our For Sale Board.



Ground Floor



First Floor

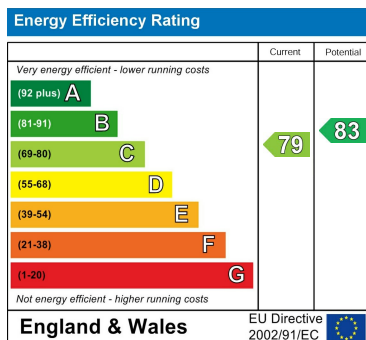


Total area: approx. 80.5 sq. metres (866.4 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

