



Ffordd Y Glowyr, Betws, SA18 2FG

Offers In Region Of £344,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Ffordd Y Glowyr, Betws, SA18 2FG

A well-proportioned four-bedroom family home, ideally located in a cul-de-sac within the sought-after village of Betws, on the outskirts of Ammanford. The property offers spacious and versatile accommodation, featuring two reception rooms, four generously sized double bedrooms, and an en-suite to the master bedroom. The ground floor further benefits from a convenient cloakroom and a utility room.

Additional features include gas-fired central heating and double glazing throughout. Externally, the property provides ample off-road parking, with a front parking area, a side driveway, and a detached garage. To the rear, there is a fairly private garden, perfect for family use.

Ammanford town centre offers a range of shopping and leisure facilities, along with both primary and secondary schools. The property also enjoys excellent transport links, with easy access to the M4 motorway via Junction 49 at Pont Abraham.





## Accommodation:

### Entrance Hall

Laminate flooring, stairs to first floor, under-stairs storage cupboard.

### Lounge Diner

6.53m x 3.38m (21'5" x 11'1")

Double glazed window to front, double glazed French doors to rear, electric fire in surround.





## Sitting Room

3.51m x 3.33m (11'6" x 10'11")

Double glazed window to front, radiator.

## Kitchen/Breakfast Room

4.83m x 4.42m (15'10" x 14'6"/9'8")

Double glazed French doors to rear, double glazed window to side, radiator, kitchen fitted with a range of wall & base units, integrated dishwasher, sink & draining board unit, electric oven, gas hob, extractor fan over, storage cupboard.

## Utility Room

Double glazed window & door to rear, plumbing for washing machine, wall mounted gas boiler providing domestic hot water & central



## Cloakroom

Double glazed window to rear, WC, pedestal wash hand basin, radiator.

## First Floor Landing

Airing cupboard housing hot water tank.

## Bedroom One

3.56m x 3.33m (11'8" x 10'11")

Double glazed window to front, radiator, built in wardrobes, door to:



## Ensuite

Double glazed window to front, radiator, mains shower in enclosure, WC, wash hand basin, part tiled walls.

## Bedroom Two

4.19m x 3.56m (13'9" x 11'8"/11'2")

Double glazed window to front, radiator.

## Bedroom Three

3.3m x 2.92m (10'10" x 9'7")

Double glazed window to rear, radiator, built in wardrobes.



## Bedroom Four

3.33m x 2.95m (10'11" x 9'8"/7'5")

Double glazed window to rear, radiator, built in wardrobes.

## Bathroom

2.13m x 1.98m (7'0"/6'1" x 6'6")

Double glazed window to rear, radiator, suite comprising panelled bath, WC, wash hand basin, part tiled walls.

## Externally

Parking area to front, side driveway providing ample parking, side pedestrian access to an enclosed rear garden mainly laid to lawn, paved patio area with an elevated area planted with shrubs, storage shed.



## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

Band E

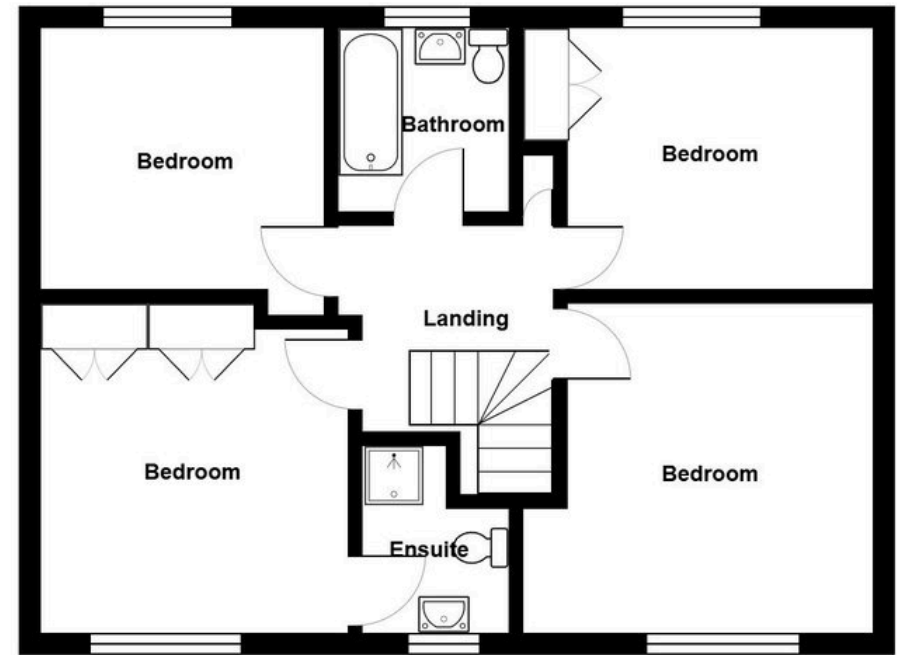
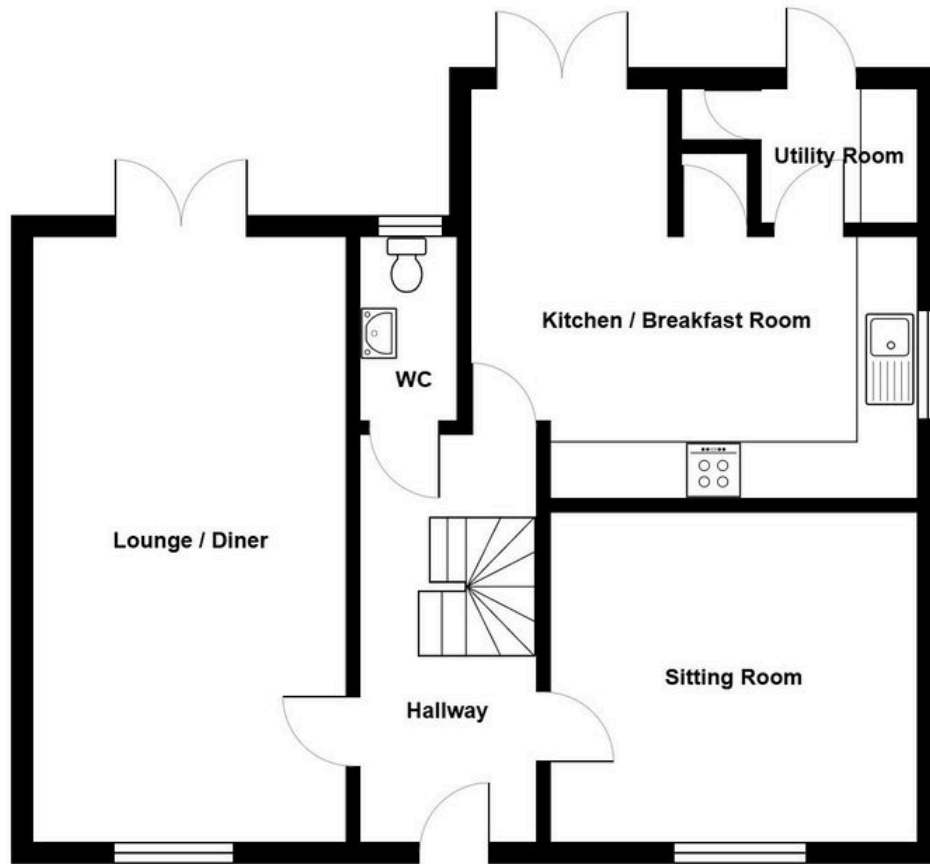
## Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



**Address**

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Ammanford, SA18 3AF

**Office Contact**

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