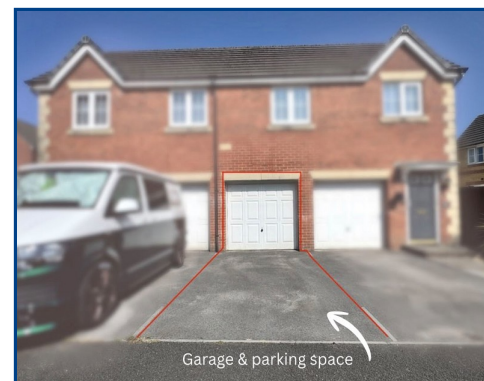
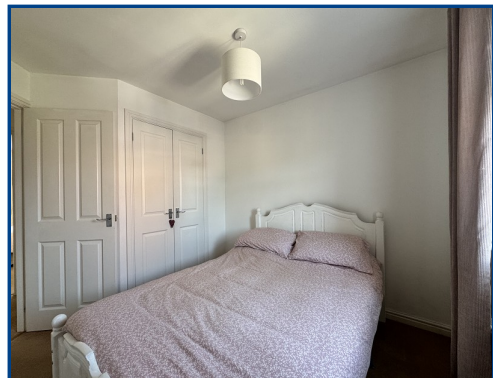
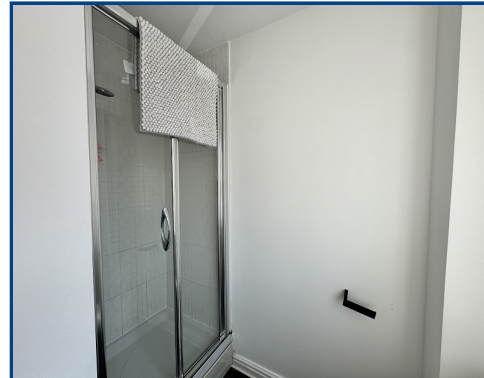
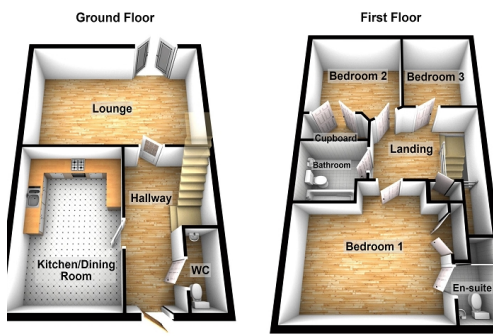




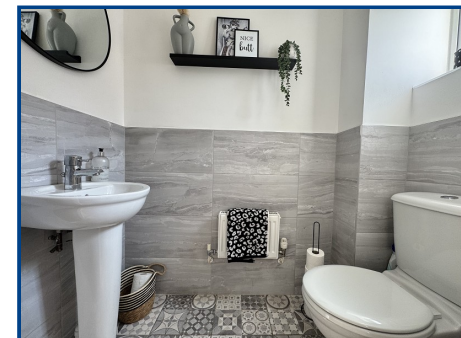
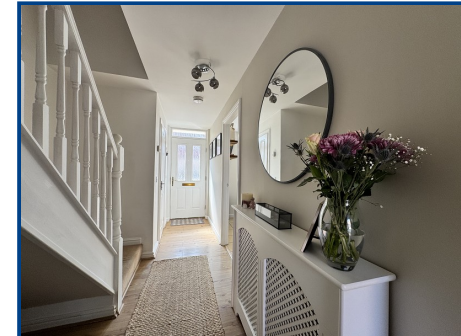
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**99 Ffordd Y Glowyr
Betws
Ammanford
Carmarthenshire
SA18 2FF**

Price **£215,000**



- Three bed end of terrace house
- Kitchen/ dining room
- Lounge
- Bathroom, WC, ensuite
- Upvc glazing
- Gas fired central heating
- Low-maintenance rear garden
- Garage
- Driveway



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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General Description

We have the pleasure in offering for sale this three bedroom end of terrace property located on an estate of similar properties in the village of Betws, close to local amenities including primary school, public houses and approximately a mile and half from Ammanford town centre and further amenities.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace property located on an estate of similar properties in the village of Betws, close to local amenities including primary school, public houses and approximately a mile and half from Ammanford town centre and further amenities including secondary school, public houses, restaurants, shops, places of worship, leisure centre, bus station, railway station, and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, WC, kitchen/ dining room, lounge, landing, bathroom and three bedrooms, one with an en suite.

The property has the benefit of Upvc glazing, gas fired central heating, a low-maintenance rear garden, driveway and garage.

Upvc glazed door to

Hallway

Radiator, laminate flooring, stairs to first floor, hard wired smoke alarm.

W.C. (5' 9" x 3' 1") or (1.75m x 0.93m)

Upvc glazed window to front, radiator, part tiled walls, tiled floor, close coupled WC, pedestal wash hand basin.

Kitchen/ dining room (14' 7" x 9' 4") or (4.44m x 2.85m)

Upvc glazed window to front, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, gas hob with extractor fan over, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating, telephone point, under unit spotlights.

Lounge (16' 4" x 11' 0") or (4.97m x 3.35m)

Upvc glazed patio doors to rear, Upvc glazed window to rear, radiator, laminate flooring, right down lights, TV point.

Landing

Hard wired smoke alarm, airing cupboard housing hot water tank.

Bedroom 1 (11' 9" Max x 10' 10" Max) or (3.57m Max x 3.29m Max)

Upvc glazed window to front, radiator, built in wardrobe, hatch to roof space, TV point.

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

En Suite (6' 11" Max x 4' 10" Max) or (2.12m Max x 1.48m Max)

Upvc glazed window to front, radiator, laminate flooring, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, shaver point, extractor fan.

Bathroom (6' 4" x 5' 7") or (1.94m x 1.69m)

Upvc glazed window to side, radiator, four motion activated down lights, laminate flooring, part tiled walls, close coupled WC, pedestal wash hand basin, bath, shaver point, extractor fan.

Bedroom 2 (8' 11" x 8' 8") or (2.71m x 2.64m)

Upvc glazed window to front, radiator, built in wardrobe.

Bedroom 3 (8' 2" x 7' 2") or (2.48m x 2.19m)

Upvc glazed window to front, radiator.

Outside

To the rear is a beautifully presented, fully enclosed garden designed with low maintenance in mind. Featuring neat decorative shingle throughout, and a generous decked patio section ideal for relaxation and outdoor hosting.

The property benefits from a single garage located conveniently beneath an adjacent coach house, complete with an off-road parking space directly in front.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the t-junction turning right. Take a left into Maesquarre Road and a left towards Ffordd Y Glowyr. Take a right into Ffordd Y Glowyr estate and continue along where the property can be found on the left hand side.

