



**125 Ffordd Y Glowyr, Betws, Ammanford, SA18 2GD**

**Offers in the region of £255,000**

We have a pleasure in offering for sale this modern, 3 storey semi detached town house set on a popular estate within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 4 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and electric car charge point and enclosed rear garden.

## Ground Floor

with composite door to

## Entrance Hall

with stairs to first floor, under stairs cupboard and storage

## Lounge

11'8" x 16'3" (3.56 x 4.97 )



with radiator, uPVC double glazed window and French doors to rear

## Kitchen

14'0" x 9'4" (4.27 x 2.85 )



with base and wall units, one and half bow sink unit with mixer taps, four ring gas hob with extractor over, built in oven, built in microwave oven, integrated automatic washing machine, intergrated automatic dish washer, under cupboard lighting, down lights, part tiled walls, plumbing for radiator

(which will be replaced) and uPVC double glazed window to front

## Downstairs WC

5'9" x 3'1" (1.77 x 0.96 )



with low level flush WC, pedestal wash hand basin, extractor fan and uPVC double glazed window to front

## First Floor

## Landing

with airing cupboard and storage cupboard

## Bedroom 2

10'11" x 9'4" (3.34 x 2.85 )



with radiator, built in wardrobe and uPVC double glazed window to rear

### Bedroom 3

10'4" x 9'4" (3.17 x 2.85 )



with radiator, built in wardrobe and uPVC double glazed window to front

### Bedroom 4

7'8" x 6'7" (2.34 x 2.01 )



with radiator and uPVC double glazed window to rear

### Bathroom

5'9" x 6'6" (1.76 x 2.00 )



with low level flush WC, pedestal wash and basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, radiator and uPVC double glazed window to front

### Second Floor

#### Bedroom 1

20'8" x 10'4" (6.32 x 3.16 )



with radiator, hatch to roof space, built in wardrobe, uPVC double glazed window to front

## Dressing Area

5'11" x 7'8" (1.81 x 2.36 )



with radiator and uPVC double glazed velux window to rear

## En-suite

8'9" x 8'2" (2.69 x 2.51 )



with low level flush WC, vanity hand wash hand basin with cupboards under, corner shower cubicle, part tiled walls, radiator, extractor fan and uPVC double glazed window to rear

## Outside

With gravelled garden to front, steps up to the front door, tarmac drive for one car and garage with electric car point. Side access to rear garden with decking area, patio area and gravelled area with raised gravelled flower beds.

## Services

Mains gas, electricity, water and drainage

## Council Tax

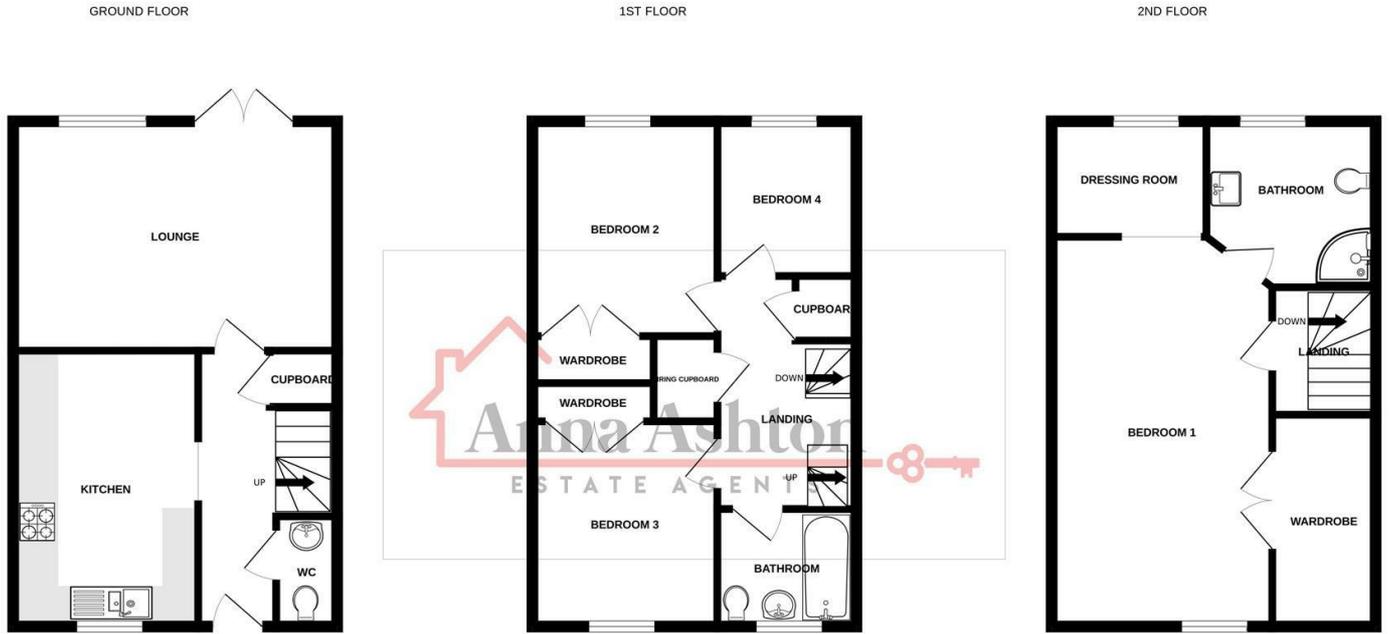
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## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>85</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.