



Colonel Road, Betws, Ammanford, SA18 2HP

£260,000



Calow Evans  
Estate Agents

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

## Colonel Road, Betws, Ammanford, SA18 2HP

A traditional and generously proportioned detached family home, ideally located within a highly sought-after area in the village of Betws. This versatile three/four-bedroom property offers well-presented accommodation throughout, comprising two/three spacious reception rooms, a modern ground floor shower room, and a well-appointed family bathroom to the first floor—perfectly suited to flexible family living.

Externally, the property is approached via a shared driveway providing ample off-road parking and leading to a detached double garage. To the rear, the home boasts a substantial and level garden, offering excellent outdoor space for families, entertaining, or further potential.

Properties of this nature in such a desirable location are rarely available, and early viewing is strongly advised to fully appreciate the space, layout, and potential on offer.





## Entrance Hall

Stairs to first floor.

## Sitting Room

3.78m x 2.97m (12'5" x 9'9")

Double glazed window to front, Wall mounted column radiator.

## Lounge

5.11m x 2.82m (16'9" x 9'3")

Double glazed window to front, vertical wall mounted corner radiator, fireplace.





## Dining Room

3.63m x 2.97m (11'11" x 9'9")

Double glazed window and panelled door to side, Tiled floor.

## Inner hall

1.27m x 1.17m (4'2" x 3'10")

Understairs storage.

## Shower Room

1.14m x 2.11m (3'9" x 6'11")

Shower, wash hand basin, WC.



## Kitchen

3.25m x 3.96m (10'8" x 13'0")

A range of wall and base units, gas hob and electric oven, tiled floor, radiator, Two double glazed windows to the rear.

## Utility Room

4.17m x 1.45m (13'8" x 4'9")

Wall and base units, sink, radiator, tiled floor.

## Rear Porch

1.68m x 1.47m (5'6" x 4'10")

Rear door, double glazed windows, radiator.



## Bedroom 1

4.32m x 2.84m (14'2" x 9'4/8.1")

Two double glazed windows to front, wall mounted column radiator, built in wardrobe.

## Bedroom 2

5.13m x 2.06m (16'10" x 6'9")

Double glazed window to front, single panelled radiator.

## Bedroom 3

3.76m x 2.97m (12'4" x 9'9")

Double glazed window to rear and side, radiator.



## Bathroom

2.54m x 2.11m (8'4" x 6'11")

Bath with enclosed shower over, wash hand basin in vanity, WC, heated towel rail.

## Externally

Shared side driveway to further parking area offering ample parking, detached double garage, generous size rear garden comprising mainly laid to lawn with timber storage sheds, greenhouse, outside WC also housing wall mounted gas boiler providing domestic hot water & central heating.

## Double Garage

10.9m x 3.78m (35'9" x 12'5")



## Council Tax

Band D

## Services

We are advised that mains services are connected.

## Tenure

Freehold



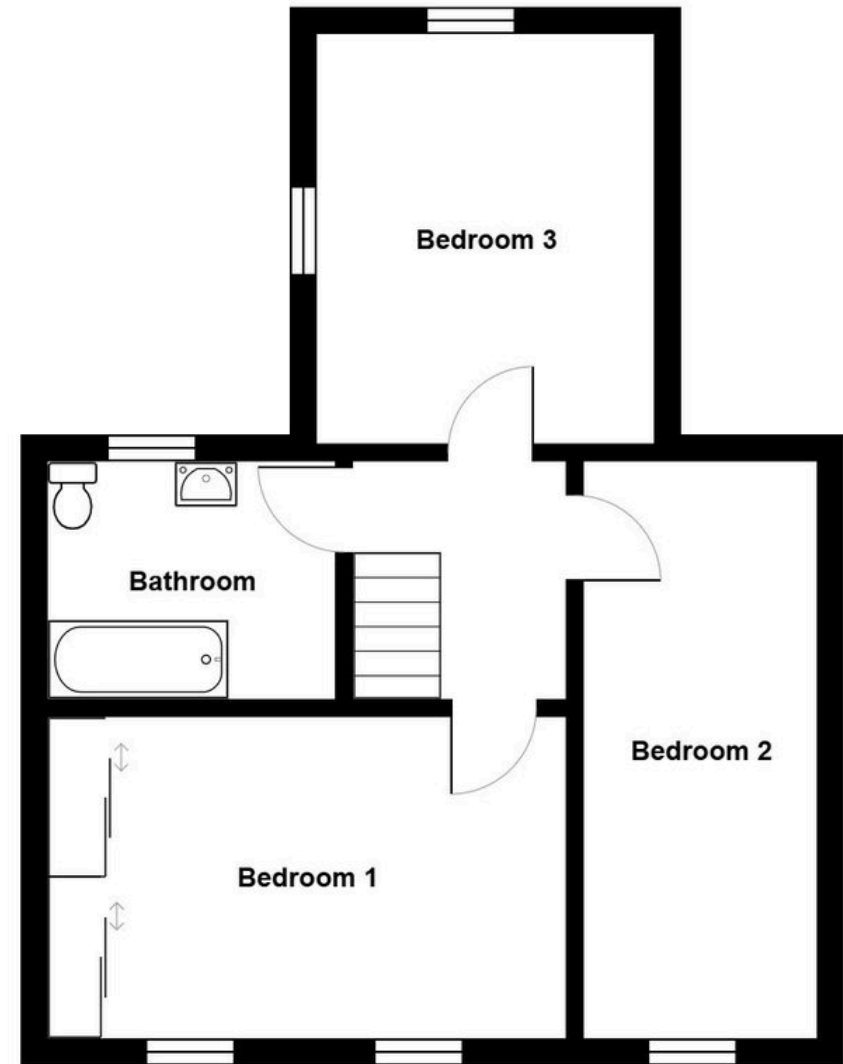
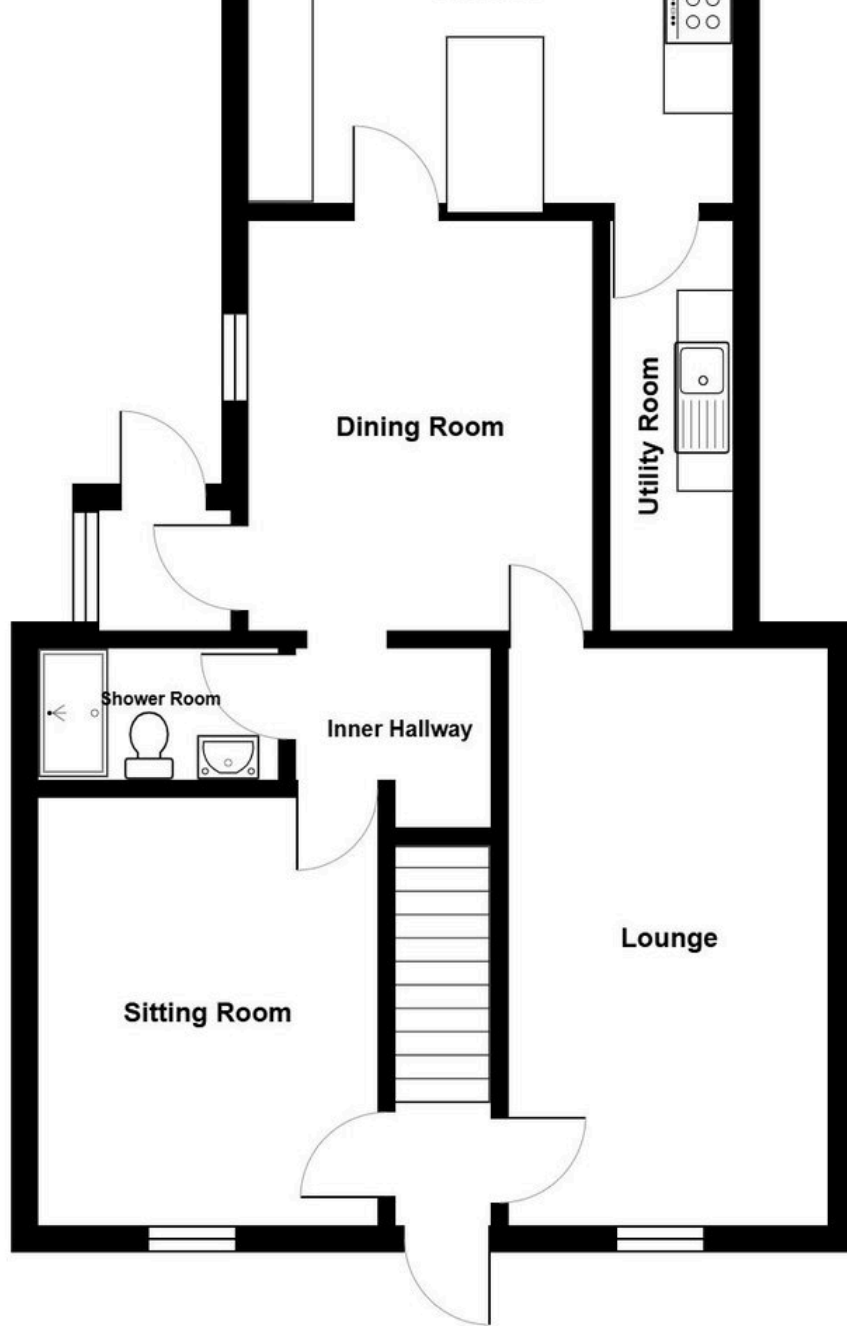
## Broadband Speed/Mobile Phone Coverage

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.





**Address**

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**Office Contact**

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