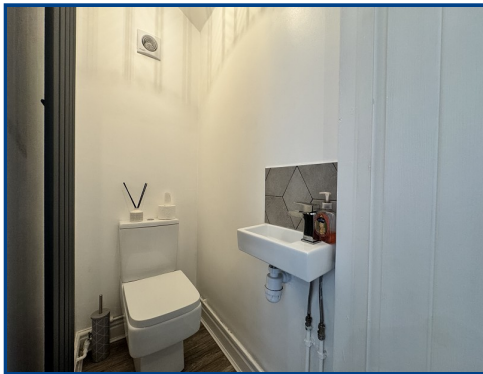
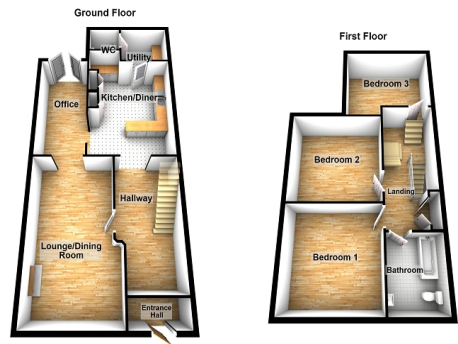
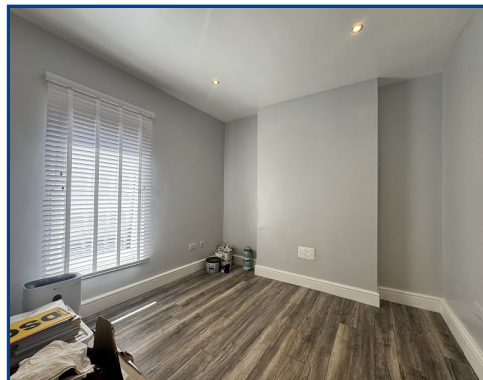
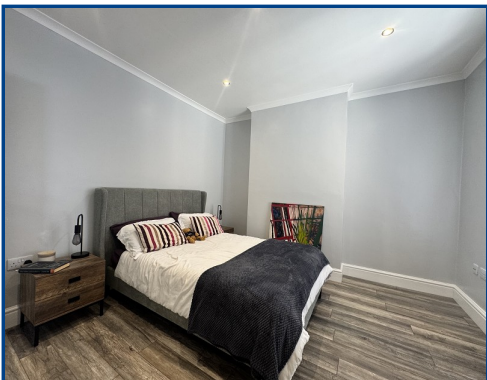
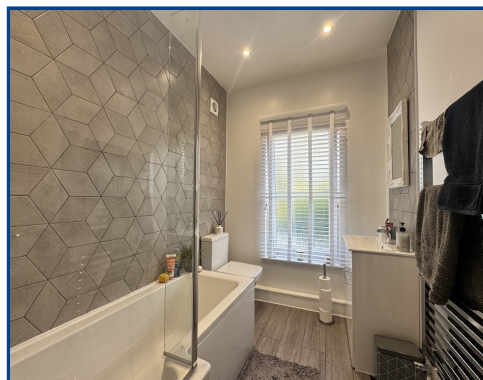
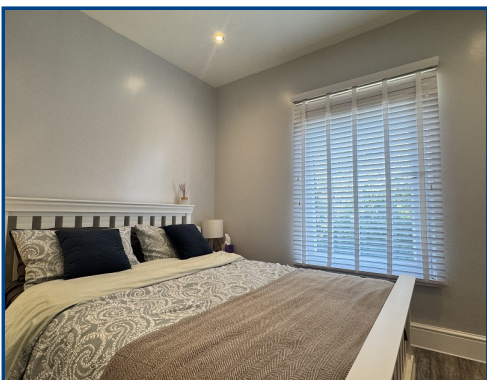
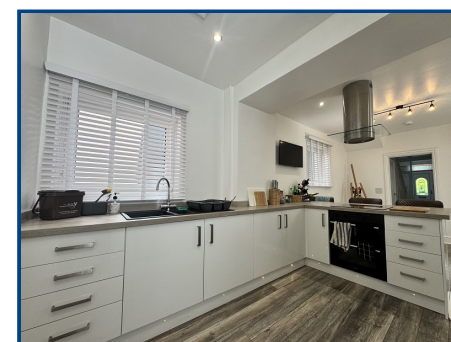
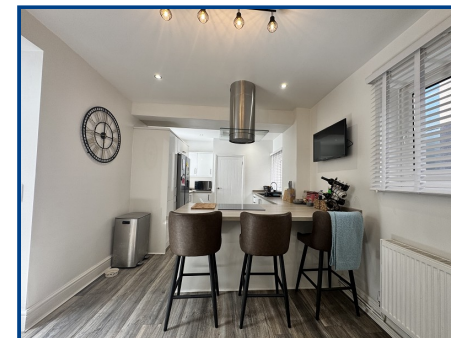




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**5 Betws Road
Ammanford
Carmarthenshire
SA18 2HE**

Price **£249,950**



- Three bedroom semi detached house
- Lounge/ dining room, office
- Kitchen/ diner, utility room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Garage
- Driveway for parking

General Description

We have the pleasure in offering for sale this three bedroom semi detached house located in the popular 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.

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

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

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

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

Betws Road, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached house located in the popular 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, restaurants, shops, public houses, places of worship, leisure centre, bus station, railway station, and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises entrance hall, hallway, lounge/ dining room, kitchen/ diner, office, utility room, WC, landing, bathroom, and three bedrooms.

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

Upvc glazed door to

Entrance Hall

Radiator, coved ceiling, down light, laminate flooring.

Hallway

Stained glass window to side, radiator, five down lights, laminate flooring, stairs to first floor, under stair storage.

Lounge/ dining room (22' 6" x 12' 10") or (6.85m x 3.90m)

Upvc glazed window to front, two radiators, coved ceiling, ten down lights, laminate flooring.

Office (16' 10" x 6' 1") or (5.12m x 1.85m)

Two skylights, Upvc glazed patio doors to rear, radiator.

Kitchen/Diner (21' 11" x 9' 11") or (6.68m x 3.03m)

Three Upvc glazed windows to sides, radiator, eight down lights, hatch to roof space, smoke alarm, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, ceramic hob with extractor fan over, electric oven, laminate flooring.

Utility Room (5' 9" x 5' 1") or (1.74m x 1.55m)

Upvc glazed window to rear, fitted wall units, work surface, plumbing for automatic washing machine, laminate flooring.

W.C. (4' 2" x 2' 7") or (1.27m x 0.80m)

Radiator, close coupled WC, wash hand basin, extractor fan, laminate flooring.

Landing

Stainless glass window to side, five down lights, hatch to roof space, storage cupboard with Upvc glazed window to side, radiator, laminate flooring, IDEAL gas fired boiler controlling domestic hot water and central heating.

Bedroom 3 (13' 1" Max x 10' 10" Max) or (4.00m Max x 3.31m Max)

Upvc glazed window to side, radiator, five down lights, TV points.

Bedroom 2 (12' 5" Max x 11' 7" Max) or (3.78m Max x 3.54m Max)

Upvc glazed window to rear, radiator, coved ceiling, five down lights, laminate flooring, TV points.

Bedroom 1 (12' 5" Max x 11' 6" Max) or (3.78m Max x 3.50m Max)

Upvc glazed window to front, radiator, five down lights.

Outside

Patio area to front with mature trees and shrubs. Parking area to rear.

Lawned area to rear with decked seating area and mature trees and shrubs.

There is a vehicle right of access over the driveway to the side, giving access to the rear parking area.

Garage

Up and over door to front.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on High Street continue to the T junction turning right. Continue to the roundabout taking the first left heading towards Betws. Continue along Betws Road turning right into Parc Bwtri Mawr. Continue into Parc Bwtri Mawr and proceed into the back of the estate and bear right, where the property will be found on the left hand side.

