



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

**30 Parc Nant Y Felin  
Ammanford  
Carmarthenshire  
SA18 2JZ**

**Price £225,000**



- Three bedroom detached house
- Lounge, dining room
- Kitchen
- Bathroom, WC & ensuite
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- Garage

### General Description

We have the pleasure in offering for sale this three bedroom detached 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.

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

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#### Professional Services

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](mailto:surveys@ctf-uk.com).

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Tel: **01269 591 884**

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

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

## Parc Nant Y Felin, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom detached 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, dining room, kitchen, lounge, WC, landing, bathroom and three bedrooms, one with an en suite.

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

### Upvc glazed door to

### Hallway

Radiator, coved ceiling, stairs to first floor, hard wired smoke alarm.

### Dining Room (7' 7" x 7' 3") or (2.31m x 2.20m)

Upvc glazed window to front, radiator, coved ceiling.

### Kitchen (14' 8" Max x 8' 2" Max) or (4.46m Max x 2.49m Max)

Upvc glazed patio doors to rear, Upvc glazed window to rear, 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, gas hob with extractor fan over, plumbing for automatic washing machine, IDEAL gas fired boiler controlling domestic hot water and central heating.

### W.C. (4' 0" x 3' 2") or (1.21m x 0.97m)

Radiator, close coupled WC, pedestal wash hand basin, extractor fan.

### Lounge (16' 5" Max x 9' 8" Max) or (5.01m Max x 2.95m Max)

Upvc glazed patio doors to rear, Upvc glazed window to front, two radiators, coved ceiling, TV point, telephone point, gas fireplace with wooden surround and marble hearth.

### Landing

Radiator, hard wired smoke alarm, hatch to roof space, airing cupboard housing hot water tank.

## Parc Nant Y Felin, Ammanford, Carmarthenshire.

### Bedroom 3 (11' 9" Max x 7' 4" Max) or (3.59m Max x 2.24m Max)

Upvc glazed window to front, radiator, TV point

### Bedroom 2 (9' 7" x 8' 10") or (2.91m x 2.70m)

Upvc glazed window to rear, radiator, TV point.

### Bathroom (6' 6" x 5' 7") or (1.97m x 1.71m)

Upvc glazed window to rear, radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan, shaver point.

### Bedroom 1 (13' 0" Max x 8' 4") or (3.96m Max x 2.55m)

Upvc glazed window to front, radiator, storage cupboard, TV point.

### En Suite (8' 4" Max x 3' 2" Min) or (2.55m Max x 0.96m Min)

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

### Outside

Driveway to side leading to garage.

Footpath to front with surrounding gravelled areas.

Access to rear garden from both sides.

Footpath to rear leading to a gravelled garden with mature trees and shrubs.

### Garage

Up and over door to front.

### Broadband and Mobile phone

There is Ultrafast broadband in the area. There is some mobile phone coverage in the area.

### Agents Note

The sale of this property is subject to probate.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on High Street and continue to the t-junction turning right. Take a left into Maesquarre Road and another left on to Wernoleu Road. Turn right into Parc Nant Y Felin estate, where the property can be found on the right hand side at the back of the estate.

