



**92 Colonel Road, Betws, Ammanford, SA18 2HP**

**Offers in the region of £299,950**

- NO ONWARD CHAIN
- 3 bedrooms
- Part uPVC double glazing
- Off Road parking
- Rear and side gardens
- Detached House
- 2 Reception Rooms
- Gas central heating
- Large Garage

## Property

Situated in the very popular area of Betws and on a quiet road the property can provide an excellent and wonderful family home. The village of Betws lies at the foot of Betws Mountain and is conveniently located to Ammanford town centre which provides a good range of everyday shopping and leisure facilities. The junior school at Betws is a short distance away and the senior school in Ammanford is within walking distance. Public transport is accessible on Colonel Road and there is a range of public rights of way in close vicinity to the property. The M4 motorway is easily accessible via junction 49 at Pont Abraham.

The detached house was renovated and enlarged in 1985 with an innovative rear extension designed by Dewi Evans Architects who also supervised the works. The rear extension provides an open plan kitchen and dining area under a full height sloping timber panel roof. The dramatic entrance hall accessed from the large drive/parking area provides a full height entrance hall with a mezzanine upper section providing elevated views over Betws/Ammanford. There is a ground floor WC. Internally elsewhere within the house there are two reception rooms, three bedrooms and a bathroom. The attic is accessible and the floor is boarded.

Externally, there is a large garden and paved area. The double garage also can accommodate a work space area and is already linked to the main sewer providing an opportunity to have an outside toilet or shower room.

## Ground Floor

with single glazed wooden door.

## Entrance Hall

with Ruabon quarry tile floor, radiator and under stairs cupboard

## Lounge

16'10" x 9'4" (5.14 x 2.86 )



with feature fireplace, radiator, coved ceiling, uPVC double glazed window to front and wooden single glazed window to rear

## Sitting Room

16'10" x 11'5" (5.15 x 3.49 )



with feature fireplace, radiator, stairs to first floor, coved ceiling, two uPVC double glazed windows to front and wooden single glazed window to rear

## Downstairs WC

4'3" x 5'11" (1.30 x 1.82 )



with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator and wooden single glazed window to side

## Kitchen/Diner

11'6" x 18'2" (3.53 x 5.54)



with base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, integrated oven, part tiled walls, tiled floor, two radiators, two cupboards one storing the boiler, uPVC double glazed windows to side and rear and wooden single glazed door to side

## First Floor

## Landing



with hatch to roof space, airing cupboard, radiator and wooden single glazed window to side

## Bedroom 1

16'11" x 9'8" (5.16 x 2.96 )



with radiator, coved ceiling, uPVC double glazed window to front, and wooden single glazed window to rear

## Bedroom 2

8'3" x 15'1" (2.54 x 4.60 )



with radiator, coved ceiling and two uPVC double glazed window to front

## Bedroom 3

8'3" x 8'11" (2.52 x 2.72)



with radiator, coved ceiling and uPVC double glazed window to side

## Bathroom

7'8" x 6'0" (2.34 x 1.85 )



with low level flush WC, pedestal wash hand basin, bidet, panelled bath with electric shower, tiled walls, heated towel rail and wooden single glazed window to side

## Outside



with gravelled off road parking to side leading to large garage and paved side access to rear garden with lawned areas

## Garage

26'6" x 17'5" (8.10 x 5.33)



the roundabout turn left. Proceed straight over the next mini roundabout and then left at the next. Turn right at the fourth roundabout and proceed over the river bridge, pass the turning into Pentwyn Road then bear left onto Colonel Road. Follow the road to the top of the hill and the property can be found on the left hand side, identified by our For Sale board.

with and up and over door, light connected and windows to side and rear

## Material Information

### UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:- Download 180Mbps,

Upload 220 Mbps

Mobile coverage:Vodafone- 80%, Three 77%, EE 74%, O2 62%

Possessory title with indemnity policy

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk  
Flooding form surface water and small watercourses- very low risk

Rights and Easements:

Restrictions:

## Council Tax

Band D

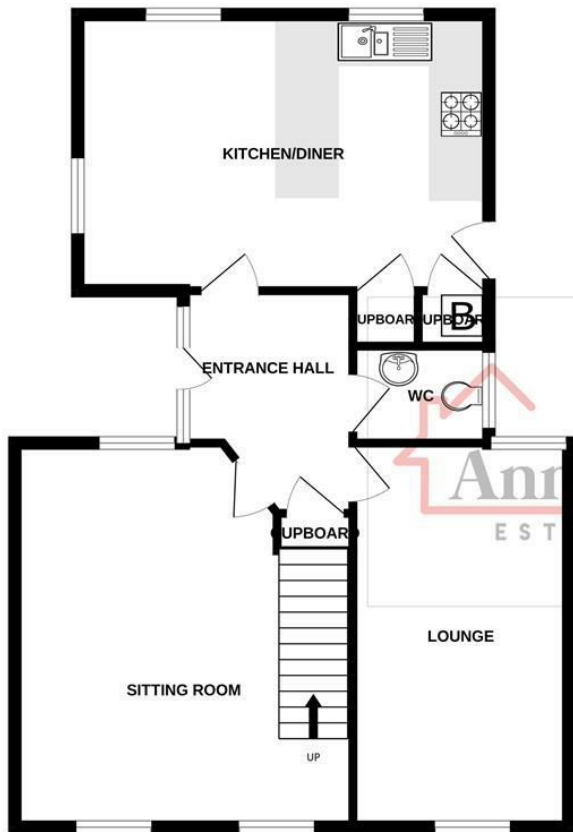
## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street and at

GROUND FLOOR



1ST FLOOR



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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note:

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