



Colonel Road, Betws, SA18 2HP

£169,950

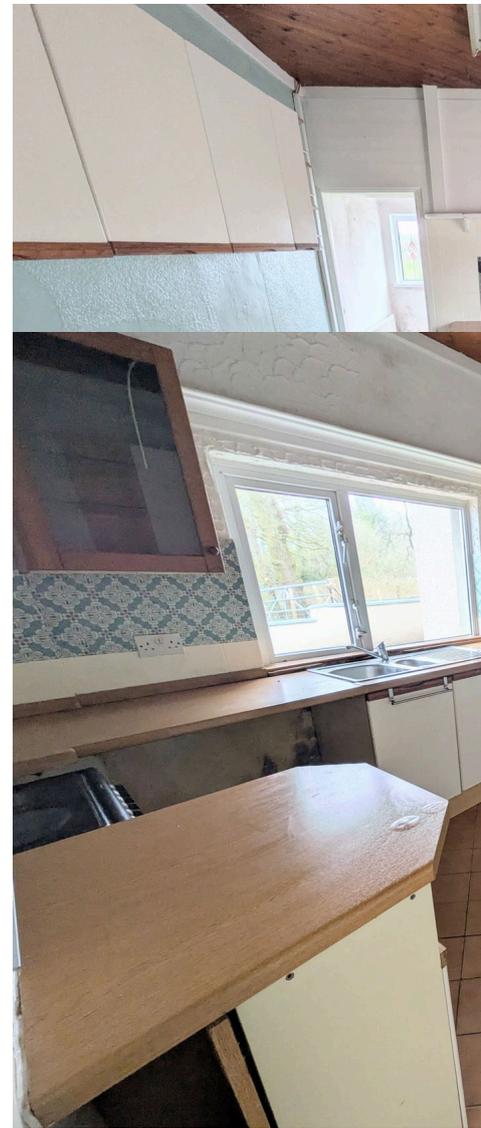
Calow Evans
Estate Agents

www

Colonel Road, Betws, SA18 2HP

Situated at the end of a quiet no-through road, this end-of-terrace property offers an excellent opportunity to create a wonderful family home. The accommodation provides great potential and includes three double bedrooms, two reception rooms, a ground floor cloakroom, and a first-floor bathroom. Externally, the property benefits from a side driveway providing ample off-road parking, a detached garage, and a generously sized rear garden enjoying fantastic countryside views—perfect for relaxing or entertaining.

The village of Betws lies at the foot of Betws Mountain and is conveniently located for Ammanford town centre, which offers a good range of everyday shopping and leisure facilities. The M4 motorway is easily accessible via Junction 49 at Pont Abraham.





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Lounge

4.01m x 3.68m (13'2" (chimney breast) x 12'1")

Double glazed window to rear, two radiators.

Kitchen

3.66m x 2.87m (12'0" x 9'5")

Double glazed window to side, under-stairs storage cupboard, radiator, fitted with a range of wall & base units, sink & draining board unit, plumbing for washing machine, space for cooker.

Rear Hallway

Double glazed door and window to rear, radiator, door to:

WC

Double glazed window to side, WC, pedestal wash hand basin.

First Floor Landing

Access to loft, cupboard housing wall mounted gas boiler providing domestic hot water & central heating.

Bedroom One

3.78m x 2.84m (12'5" x 9'4")

Double glazed window to rear, radiator.

Bedroom

3.4m x

Double

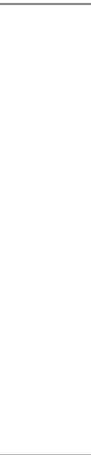
Bedroom

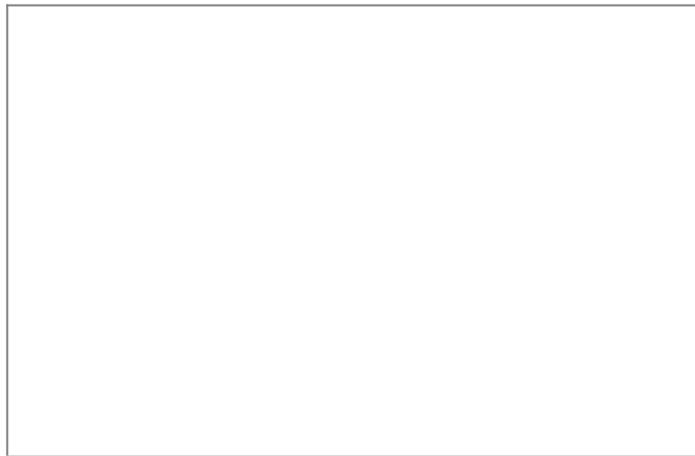
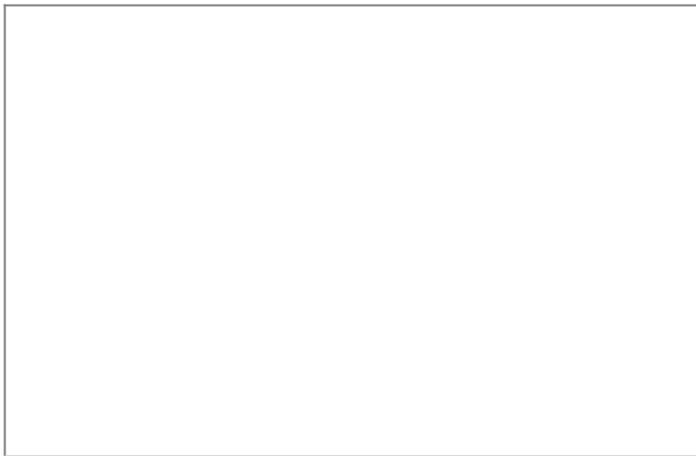
3.15m

Double wardrobe

Bathroom

Double comprised hand basin





Externally

Parking area to the front, side driveway providing ample parking, detached garage with two storage sheds, rear garden mainly laid to lawn, two outbuildings, greenhouse, open aspect to side.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

Broadband Speed/Mobile Phone Coverage

We are advised that superfast 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.



All measurements are approximate and for display purposes only

Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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