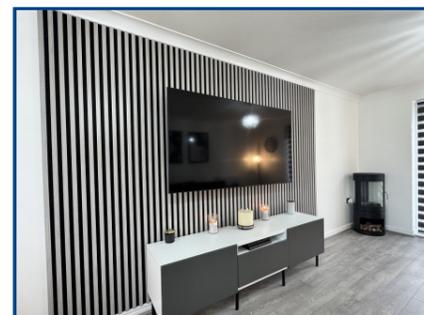
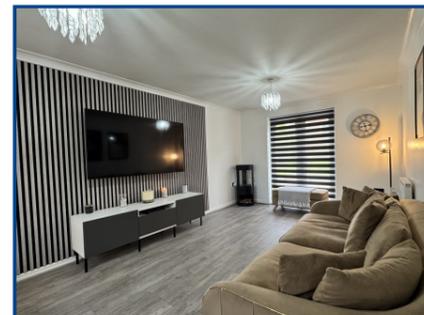


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**129 Ffordd Y Glowyr
Betws
Ammanford
Carmarthenshire
SA18 2GD**

Price **£265,000**



- Three bedroom detached house
- Lounge, Kitchen/ dining room
- Bathroom, en suite & WC
- 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.

EPC Rating: C79

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 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.

Tel: **01269 591 884**

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

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

Ffordd Y Glowyr, Betws, 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, banking, 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, lounge, WC, kitchen/ dining room, landing, bathroom and four bedrooms, one with an en suite.

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

Upvc glazed door to

Hallway

Radiator, laminate flooring, five down lights, stairs to first floor, under stairs storage, telephone point, smoke alarm.

Lounge (18' 3" x 10' 5") or (5.56m x 3.17m)

Upvc glazed patio doors to rear, upvc glazed window to front, two radiators, laminate flooring, coved ceiling, TV point.

W.C. (5' 9" x 3' 10") or (1.76m x 1.17m)

Upvc glazed window to rear, radiator, close coupled WC, pedestal wash hand basin, extractor fan.

Kitchen/ dining room (18' 6" x 9' 1") or (5.64m x 2.76m)

Upvc glazed patio doors to rear, upvc glazed window to front, radiator, laminate flooring, ten down lights, fitted wall and base units, work surface, 1 1/2 bowl sink unit with instant boiling mixer tap, electric hob with extractor fan over, integrated oven with integrated microwave above, integrated dishwasher, integrated fridge/ freezer, integrated washing machine, IDEAL gas fired boiler controlling domestic hot water and central heating.

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to rear, radiator, smoke alarm, airing cupboard housing hot water tank.

Bedroom 1 (15' 7" Max x 10' 6" Max) or (4.76m Max x 3.19m Max)

Upvc glazed window to rear, radiator, laminate flooring, TV point.

En Suite (9' 1" Max x 4' 9" Max) or (2.78m Max x 1.44m Max)

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

Bedroom 3 (9' 1" x 6' 5") or (2.77m x 1.95m)

Upvc glazed window to rear, radiator, laminate flooring, storage cupboard, hatch to roof space.

Bedroom 2 (9' 10" x 9' 1") or (2.99m x 2.77m)

Upvc glazed window to front, radiator, laminate flooring, storage cupboard.

Bathroom (7' 5" x 6' 3") or (2.27m x 1.90m)

Upvc glazed window to front, towel radiator, bath with shower over, close coupled WC, pedestal wash hand basin, extractor fan, shaver point.

Outside

Driveway to side leading to garage. Patio seating area leading to lawned area to rear and gravelled area to side.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is Mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on High Street and continue to the t-junction turning right. Take a left into Maesquarre Road and a left towards Ffordd Y Glowyr. Take a right into Ffordd Y Glowyr estate and continue towards the back of the estate, bearing left by the junction. Continue straight ahead and then turn right where the property can then be found on the right hand side.

