



**29 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF**

**Offers in the region of £125,000**

- End terrace house (option to buy fully furnished) • 1 bedroom
- Gas central heating
- Off road parking
- uPVC double glazing
- Enclosed garden

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with radiator and coat hooks.

## Downstairs WC

5'8" x 2'9" (1.74 x 0.86)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls and uPVC double glazed window to front.

## Lounge/Kitchen

15'5" red to 9'4" x 12'5" red to 8'1" (4.70 red to 2.86 x 3.80 red to 2.48)



with range of fitted base and wall units, stainless steel sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, radiator stairs to first floor, under stairs cupboard and uPVC double glazed window to front and side.

## First floor

## Landing

with built in airing cupboard with wall mounted gas boiler providing domestic hot

water and central heating, slatted shelves and hanging rail, hatch to roof space and uPVC double glazed window to front.

## Bedroom 1

9'4" x 11'3" (2.87 x 3.45)



with radiator and uPVC double glazed window to side.

## Bathroom

5'8" x 8'1" (1.73 x 2.47)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, radiator and uPVC double glazed window to front.

## Outside



Turn first left and the property can be found on your left hand side, identified by our For Sale board.

with outside tap, enclosed decked garden and off road parking for 2 cars.

## Material Information

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download 1800 mbps

Upload 220mbps

Mobile coverage: Vodafone: 79% EE: 78%

3: 66% o2: 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from rivers, surface water and small water courses

Rights and Easements: None

Restrictions: None

## Council Tax

Band B

## NOTE

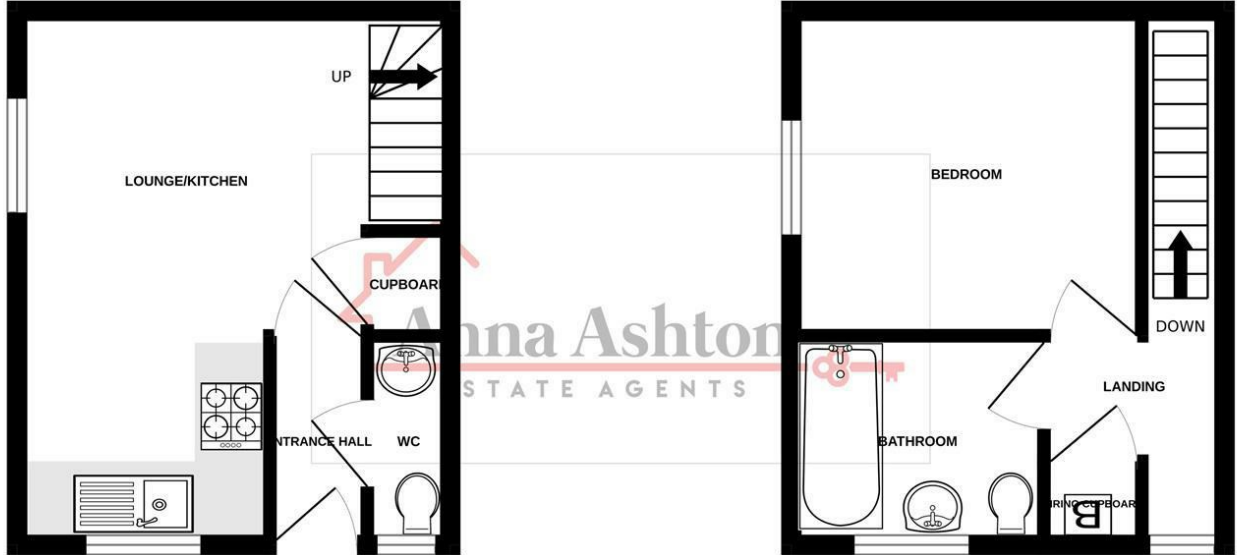
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street, at the junction turn right then first left into Maesquarre Road, go through the cross roads then turn left into Ffordd Y Glowyr.

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			95
(81-91) B			
(69-80) C		78	
(55-68) D			
(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.