Anna Ashton
ESTATE AGENTS









177 Ffordd Y Glowyr, Betws, Ammanford, SA18 2GD

Offers in the region of £210,000

- Mid terrace town house
- 4 bedrooms (one with ensuite)
- uPVC double glazing
- Front and rear gardens
- Popular location
- Gas central heating
- Off road parking for 2 cars

Ground Floor
Composite entrance door into

Hallway
with stairs to first floor, radiator and understairs storage area.

Cloakroom
5'9" x .318'2" (1.77 x .97)



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

Kitchen with Dining Area
14'0" x 9'3" (4.27 x 2.82)



with range of fitted wall and base units, one and half bowl stainless steel sink unit with mixer taps, 4 ring stainless steel gas hob with extractor over and electric oven under, plumbing for automatic washing machine, radiator and uPVC double glazed window to front.

Lounge
11'7" max x 16'3" (3.55 max x 4.97)



with 2 radiators, uPVC double glazed window to rear and uPVC double glazed French doors to rear.

First Floor

Landing
with stairs to second floor and built in airing cupboard.

Bedroom 2
12'7" max x 9'4" (3.84 max x 2.87)



with 2 built in double wardrobes, radiator and uPVC double glazed window to front.

Bedroom 3
13'1" x 9'4" max (4.01 x 2.87 max)



with radiator and uPVC double glazed window to rear.

Bedroom 4
7'8" x 6'7" (2.34 x 2.02)



with radiator and uPVC double glazed window to rear.

Bathroom
5'10" x 6'6" (1.79 x 2)



with panelled bath, pedestal wash hand basin, low level flush WC, part tiled walls, radiator, extractor fan, shaver point and uPVC double glazed window to front.

Second Floor

Master Bedroom
21'2" max x 10'4" max (6.46 max x 3.16 max)





with built in double wardrobe, built in cupboard, 2 radiators, roof window to rear and uPVC double glazed window to front.

En Suite
7'8" x 8'5" (2.34 x 2.57)



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

Outside





Small gravelled garden to front, enclosed lawned garden to rear and off road parking for 2 cars to the right had side of the neighbouring property.

Council Tax
Band D

NOTE
All internal photographs are taken with a wide angle lens.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains gas

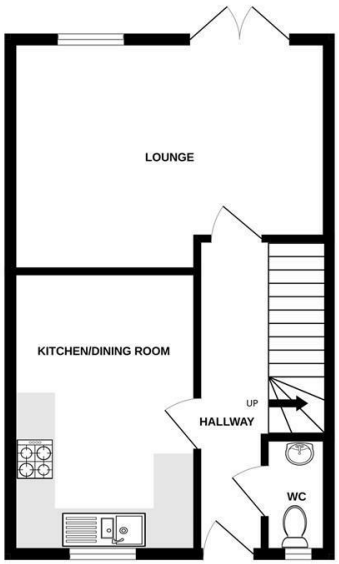
Broad Band Speed: Ultrafast 1800mbps download and 220 mbps upload available
Mobile coverage: 3 - 83%. Vodafone - 80%. EE - 76%. O2 - 61%

ISSUES WITH POTENTIAL IMPACT:

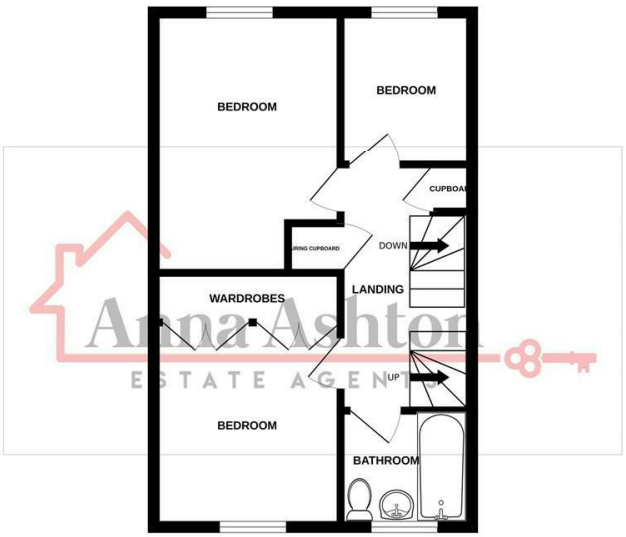
Flood Risk: Very Low but High risk from surface water and small water courses
Rights and Easements:
Restrictions:

Directions
Leave Ammanford on High Street and at the junction turn right onto Pontamman Road then immediate left onto Maesquarre Road. Travel up the hill through the cross roads then left and right into Ffordd Y Glowyr. Travel straight up into the estate and at the green bear left then right and the property can be found in front of you, identified by our For Sale board.

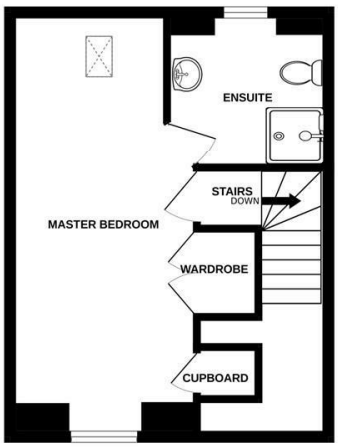
GROUND FLOOR



1ST FLOOR

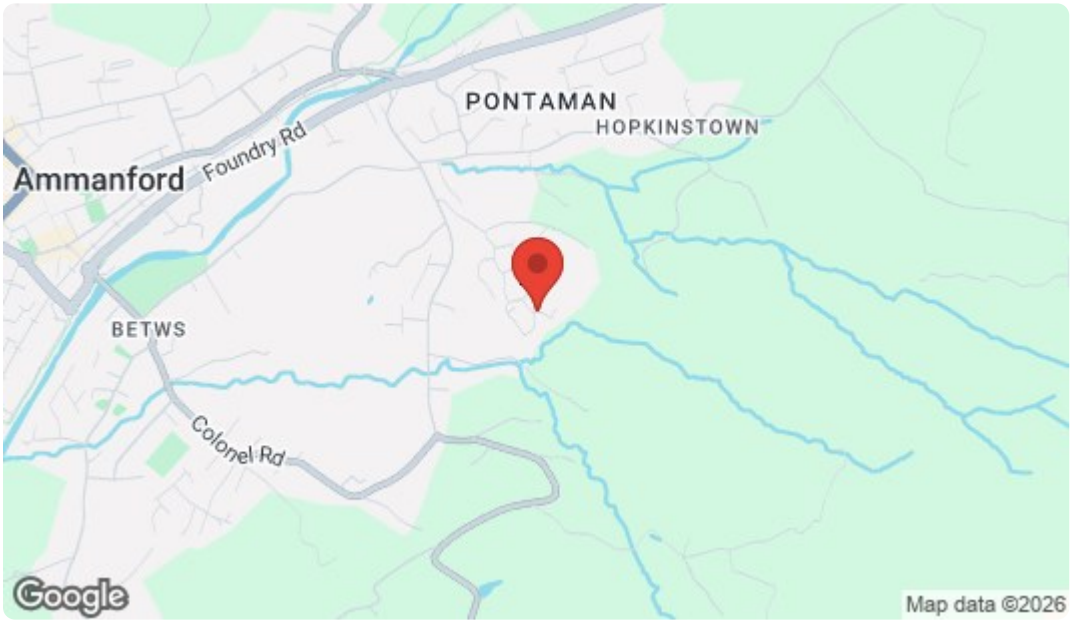


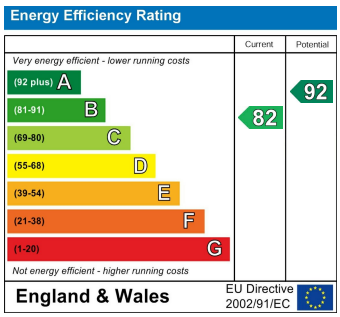
2ND FLOOR



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