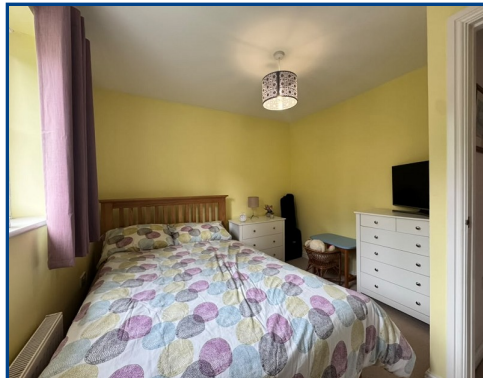
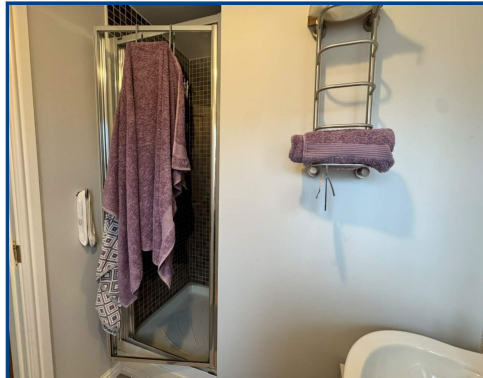
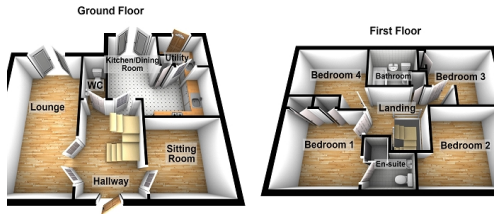
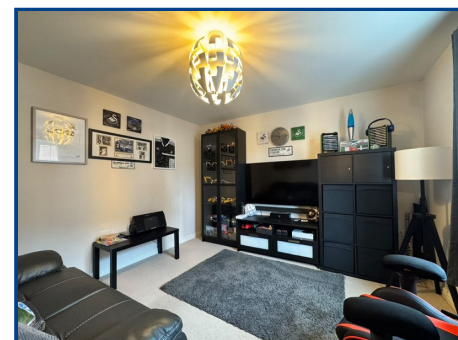




**Chartered Surveyor, Valuers,
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**42 Ffordd Y Glowyr
Betws
Ammanford
Carmarthenshire
SA18 2FG**

Price **£325,000**



- Four bedroom detached family home
- Lounge, sitting room
- Kitchen/ dining room, utility room
- Bathroom, ensuite, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- Garage

General Description

We have the pleasure in offering for sale this four bedroom detached family home 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, public houses, restaurants, shops, places of worship, leisure centre, bus station, railway station, and a further 7 miles to junction 49 of the M4.

EPC Rating: C77

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

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Professional Services

Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

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

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

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway, lounge, sitting room, WC, kitchen/ dining room, landing, bathroom and four bedrooms, one with an en suite.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden, driveway and garage. Another benefit is it's cul-de-sac location.

Upvc glazed door to

Hallway

Radiator, stairs to first floor, under stair storage, battery smoke alarm.

Sitting Room (11' 4" x 10' 11") or (3.45m x 3.33m)

Upvc glazed window to front, radiator.

Lounge (21' 5" x 11' 2") or (6.53m x 3.40m)

Upvc glazed patio doors to rear, Upvc glazed window to front, two radiators, coved ceiling, electric fireplace, TV points.

W.C. (6' 6" x 3' 6") or (1.99m x 1.06m)

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

Kitchen/ dining room (15' 11" x 15' 3") or (4.84m x 4.66m)

Upvc glazed patio doors to rear; Upvc glazed window to side, radiator, fitted wall and base units, work surface, Stainless steel splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, 5 ring gas hob with extractor fan over, integrated dishwasher, storage cupboard.

Utility Room (6' 8" Max x 4' 7" Max) or (2.03m Max x 1.39m Max)

Upvc glazed door to rear, fitted base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Glow Worm gas fired boiler controlling domestic hot water and central heating.

Landing

Radiator, battery smoke alarm, airing cupboard housing hot water tank.

Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire.

Bedroom 1 (11' 7" x 11' 3") or (3.53m x 3.43m)

Upvc glazed window to front, radiator, built-in wardrobes.

En Suite (8' 0" Max x 5' 8" Max) or (2.44m Max x 1.73m Max)

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

Bedroom 4 (10' 11" x 7' 6") or (3.33m x 2.28m)

Upvc glazed window to rear, radiator, hatch to roof space.

Family Bathroom (7' 0" Max x 6' 5" Max) or (2.13m Max x 1.95m Max)

Upvc glazed window to rear, radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower attachment over, extractor fan, shaver point.

Bedroom 3 (9' 11" x 9' 7") or (3.03m x 2.92m)

Upvc glazed window to rear, radiator, built-in wardrobe.

Bedroom 2 (13' 9" x 11' 7") or (4.19m x 3.54m)

Upvc glazed window to front, radiator.

Outside

Driveways to front and side for ample parking. Access to rear garden from both sides. Patio seating area to rear leading to a lawned area. Raised seating area with further steps to planted area. Storage shed.

Garage (16' 5" x 8' 8") or (5.00m x 2.65m)

Up and over door to front, electricity.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

Freehold

Council Tax

E

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 then the first right hand junction. Continue along where the property can be found on the right hand side.

