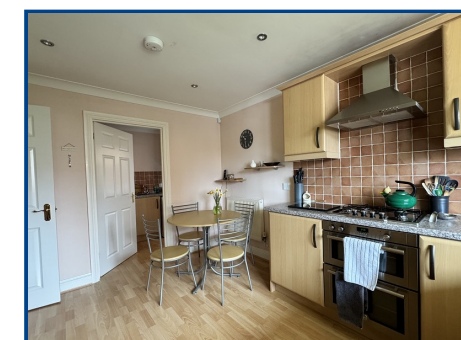
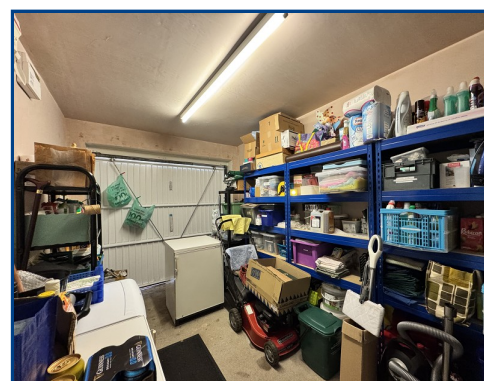
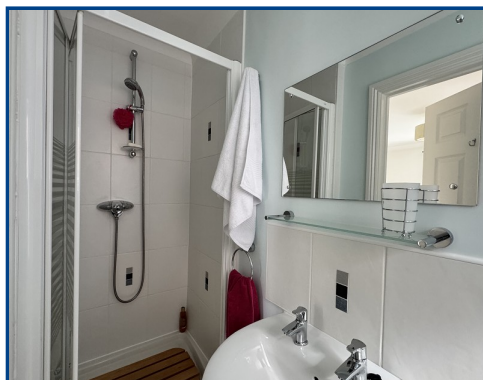


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**4 Golwg Y Mynydd  
Betws  
Ammanford  
Carmarthenshire  
SA18 2PZ**

Price **£325,000**



- Four bedroom detached house
- Kitchen, utility room
- Lounge/ dining room
- Bathroom, en-suite & WC
- Upvc glazing
- Gas fired central heating
- Driveway
- Garage
- Rear garden



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 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](mailto:surveys@ctf-uk.com).

**Money Laundering Regulations**

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.

**General Description**

We have the pleasure in offering for sale this four bedroom detached property located on an estate of similar properties in the village of Betws, close to local amenities.

Tel: **01269 591 884**

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

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

## Golwg Y Mynydd, Betws, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four 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, restaurants, shops, public houses, 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, kitchen, utility room, WC, lounge/ dining room, landing, bathroom and four bedrooms, one with an en suite.

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

### Upvc glazed door to

### Hallway

Radiator, textured ceiling, hard wired smoke alarm, laminate flooring, stairs to first floor.

### W.C. (5' 10" x 3' 2") or (1.78m x 0.96m)

Radiator, coved ceiling, laminate flooring, close coupled WC, pedestal wash hand basin, extractor fan.

### Kitchen (13' 7" x 10' 0") or (4.14m x 3.06m)

Upvc glazed window to front, radiator, coved ceiling, six down lights, hard wired smoke alarm, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, gas hob with extractor fan over, integrated dishwasher, integrated fridge/freezer, telephone point.

### Utility Room (6' 6" x 5' 10") or (1.97m x 1.78m)

Upvc glazed door to side, radiator, coved ceiling, fitted base unit, work surface, tiled splash back, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating, extractor fan.

### Lounge/ dining room (23' 1" x 10' 6") or (7.03m x 3.21m)

Upvc glazed patio doors to rear, Upvc glazed window to rear, two radiators, coved ceiling, TV point, telephone point.

## Golwg Y Mynydd, Betws, Ammanford, Carmarthenshire.

### Landing

Upvc glazed window to side, radiator, coved ceiling, hard wired smoke alarm, hatch to roof space.

### Bedroom 2 (12' 10" x 10' 8") or (3.92m x 3.26m)

Upvc glazed window to front, radiator, coved ceiling, TV points.

### Bedroom 1 (12' 10" x 12' 0") or (3.92m x 3.65m)

Upvc glazed window to front, radiator, coved ceiling, telephone point.

### En-Suite (8' 8" x 3' 2") or (2.64m x 0.97m)

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

### Bathroom (8' 9" x 5' 10") or (2.66m x 1.77m)

Upvc glazed window to side, radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, shaver point, extractor fan, airing cupboard housing hot water tank.

### Bedroom 4 (12' 4" x 7' 9") or (3.75m x 2.36m)

Upvc glazed window to rear, radiator, coved ceiling, TV point, telephone point.

### Bedroom 3 (10' 6" x 10' 5") or (3.21m x 3.17m)

Upvc glazed window to rear, radiator, coved ceiling.

### Garage (17' 1" x 8' 5") or (5.20m x 2.56m)

Up and over door to front.

Electricity

### Outside

Driveway to front with surrounding lawned areas.

Access to rear garden from both sides.

Patio seating area to rear leading to gravelled area housing planters, garden room & potting shed.

### Services

Mains electricity, mains water, mains gas, mains drainage

### 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 continue along, taking a right into Golwg Y Mynydd, where the property can be found on the right hand side.

