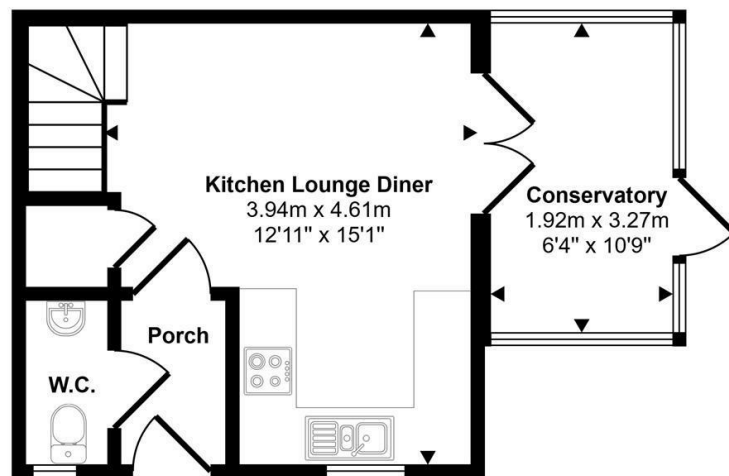
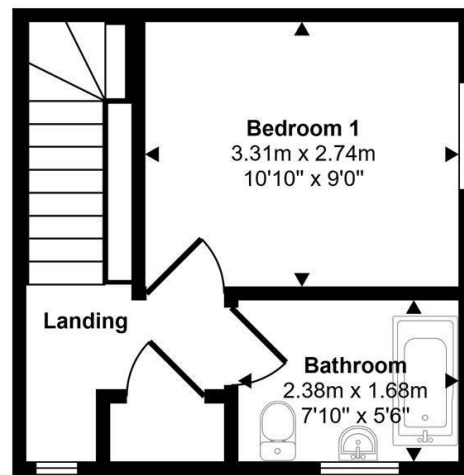


Approx Gross Internal Area  
50 sq m / 537 sq ft



Ground Floor  
Approx 29 sq m / 309 sq ft



First Floor  
Approx 21 sq m / 228 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water & Mains Gas  
HEATING: Gas  
TAX: Band B  
We would respectfully ask you to call our office before you view this property internally or externally

KAB/KAB/08/25/DRAFT

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

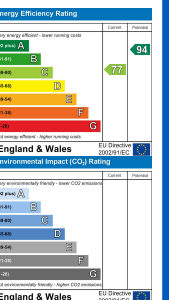


## 27 Ffordd Y Glowyr, Betws, Ammanford, Carmarthenshire, SA18 2FF

- Semi Detached House
- Downstairs WC
- Conservatory
- Two Parking Spaces
- Ideal First Time Buy
- One Bedroom
- Well Presented
- Enclosed rear garden
- Close to Amenities
- E.P.C Rating C

Offers In The Region Of £150,000

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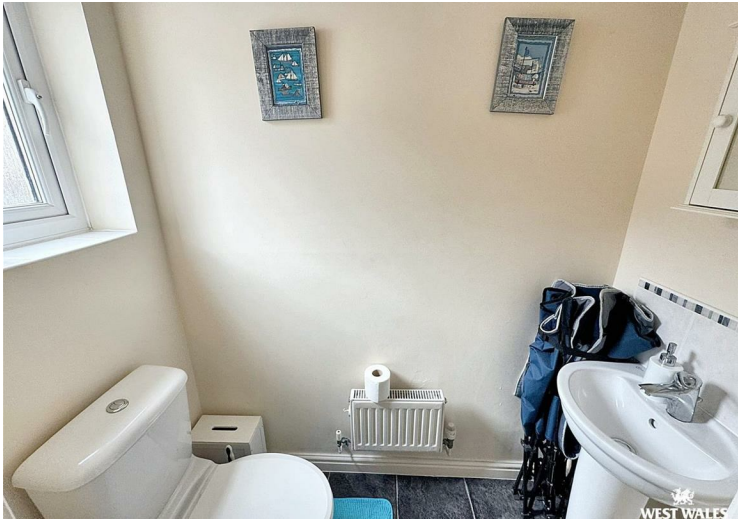
**The Agent that goes the Extra Mile**



This one bedroom semi-detached property is situated on the outskirts of the market town of Ammanford and within easy access to amenities, cafes, schools and local facilities. The property is well presented and accommodation briefly comprises, kitchen/lounge area, conservatory, downstairs WC, double bedroom and bathroom.

The property boasts an enclosed garden to the side of the property with access to the two parking spaces allocated to the property. Being ideal for first time or investment purchases early viewing is highly recommended.

Discover Ammanford, Carmarthenshire  
A charming semi-rural town offering the best of both worlds — peaceful countryside living with great local amenities. Ammanford features shops, parks, good schools, and excellent access to the M4 and A48, making it perfect for families, commuters, and anyone seeking a relaxed yet well-connected lifestyle.



### DIRECTIONS

From our Ammanford office head out on the A474 towards Glanamman, following this road past the Police station and Lidl, you will then take a left turning signposted for Betws (before the petrol station) follow this road and take the third left then take a right marked 'Ffordd y Glowyr'. Entering the estate you will then take a left turn and reach a T-Junction turn left onto a hard standing where the property will be found on your left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.