



House - Semi-Detached (EPC Rating: C) Freehold

FFORDD Y GLOWYR, BETWS, AMMANFORD, SA18 2GD

Offers In The Region Of

£205,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached house, located on a popular estate in the village of Betws, just over a mile from Ammanford Town Centre. A full range of amenities nearby including shopping, leisure facilities, schools and good transport links with the M4 motorway (Junction 49) approximately 6 miles away. The accommodation comprises, Entrance Hall, Cloakroom, Lounge, Kitchen on the ground floor with 3 Bedrooms one with en-suite, and Family Bathroom located on the first floor. Externally, there is a driveway to the side leading to a detached garage, with front lawned area, pedestrian access to the rear garden mainly laid to lawn with patio area. The property benefits from Gas Central Heating and uPVC Double glazing.

Council Tax Band - C. Freehold. EPC - C79 Ideal First Time Buyer Property

Ground Floor

Composite entrance door to..

Entrance Hall

With radiator and stairs to First Floor

Cloakroom

2.21 x 1.00 (7'3" x 3'3")

With low level flush WC, pedestal wash handbasin, part tiled walls, extractor fan and uPVC Double Glazed Window to front

Open Plan Lounge

4.78 x 4.65 (15'8" x 15'3")

With radiator, under stairs cupboard and uPVC Double Glazed French doors to rear.

Open Plan Kitchen

3.69 x 2.39 (12'1" x 7'10")

With a range of base and wall units, one and half bowl stainless steel sink unit with monobloc tap, Four ring gas hob with extractor fan above and a oven below, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, integrated fridge/freezer and uPVC Double Glazed Window to the front.

First Floor

Landing

With radiator, built in cupboard and uPVC Double Glazed window to the side.

Bedroom 1

3.13 x 3.56 (10'3" x 11'8")

With radiator and uPVC Double Glazed Window to the front.

En-Suite

2.15 x 1.58 (7'0" x 5'2")

With radiator, low level flush WC, pedestal wash hand

basin, shower cubicle with mains shower, extractor fan and uPVC Double Glazed Window to the front.

Bedroom 2

3.11 x 2.39 (10'2" x 7'10")

With radiator, coved ceiling and uPVC Double Glazed Window to the rear.

Bedroom 3

2.83 red to 2.06 x 2.20 red to 1.08 (9'3" red to 6'9" x 7'2" red to 3'6")

With radiator and uPVC Double Glazed Window to the rear.

Bathroom

1.49 x 2.36 (4'10" x 7'8")

With radiator, low level flush WC, pedestal wash hand basin, panelled bath, extractor fan and part tiled walls and uPVC Double Glazed window to the side of the property.

External

With lawned and gravelled garden to front, tarmac drive leading to garage with ample parking for 2-3 cars, side access to the rear garden with decking area, paved patio and lawned garden.

Garage

5.59 x 2.90 (18'4" x 9'6")

With up and over door and electricity connected..

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

TENURE

Freehold



NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

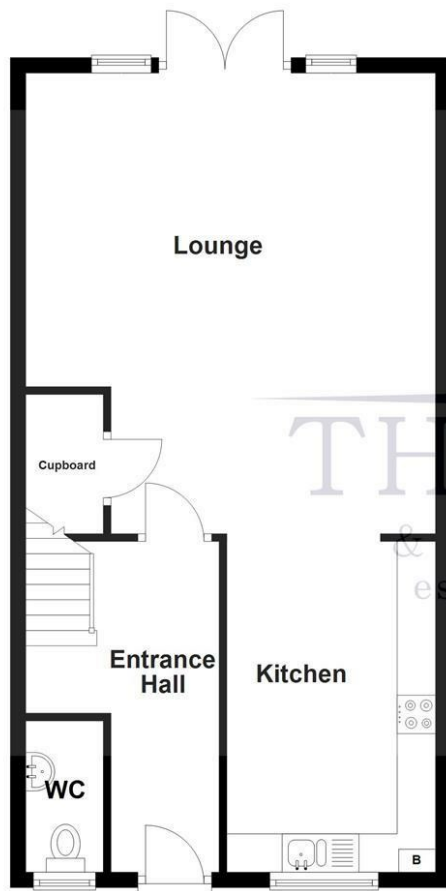
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions

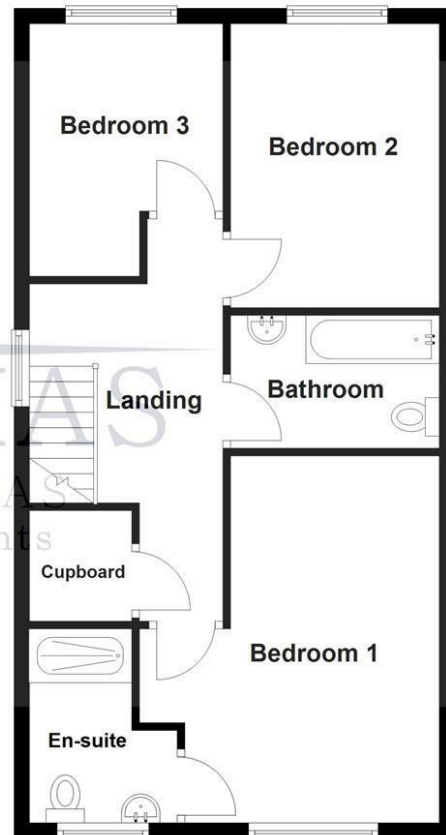
Leave Ammanford on High Street and at the junction turn right then first left into Maesquarre Road. Proceed through the crossroads then turn left into Ffordd Y Glowyr. Follow the road into the estate and bare left and head straight into the cul de sac and the property can be found on the left hand side, identified by our For Sale Board.



Ground Floor



First Floor

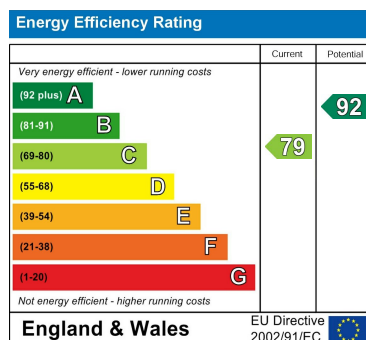


Total area: approx. 102.0 sq. metres (1098.0 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

