



Parc Bwtrimawr, Betws, Ammanford, SA18 2EZ

£420,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Parc Bwtrrimawr, Betws, Ammanford, SA18 2EZ

A fantastic opportunity to purchase a luxurious and spacious detached bungalow in the sought after development of Parc Bwtrrimawr in Betws. This immaculate home boasts a spacious kitchen fitted with Sigma 3 units, Quartz worktops & integrated appliances. The dining room opens in-to the sun-room and enjoys French doors out on to the patio area with the lounge situated at the front of the property. This well maintained property offers comfortable and versatile accommodation & benefits from three double bedrooms and an en-suite to the master bedroom. Externally, there is a driveway providing ample parking, an integral garage and an enclosed low maintenance rear garden.





## Entrance Hallway

Laminate flooring, two radiators, airing cupboard housing radiator.

## Lounge

4.98m x 4.55m (16'4" x 14'11"/13'5")

Double glazed window to front elevation, double panel radiator, electric fire in hearth & surround.

4.52m x 2.92m (14'10" x 9'7")

Laminate flooring, single panel radiator, opening to:





## **Sun Room**

3.91m x 3.68m (12'10" x 12'1")

Double glazed French doors to side, double glazed windows to side & rear, two double panel radiators, laminate flooring.

## **Kitchen/Breakfast Room**

6.25m x 5.03m (20'6"/14'5" x 16'6")

Double glazed windows to side & rear, stable style door to rear, radiator, fitted with a Sigma 3 kitchen to include a range of wall & base units, integrated dishwasher, fridge/freezer, washing machine, tumble dryer, built in double oven & microwave, ceramic hob in kitchen island/breakfast bar, extractor over, Quartz worktops, 'Amptico' flooring, downlighters to ceiling, door to integral garage.

## **Bedroom One**

4.72m x 4.55m (15'6" x 14'11"/10'4")

Double glazed window to rear elevation, laminate flooring, single panel radiator.



## **En-suite Shower Room**

Double glazed window to side elevation, heated towel rail, tiled floor & walls, WC, pedestal wash hand basin, shower cubicle with mains shower with rain shower system.

## **Bedroom Two**

3.38m x 3.35m (11'1" x 11'0")

Double glazed bay window to front, single panel radiator, fitted wardrobes with sliding doors.

## **Bedroom Three**

3.35m x 3.15m (11'0" x 10'4"/8'4")

Double glazed window to side elevation, single panel radiator, laminate flooring. fitted wardrobes with sliding doors.



## **Bathroom**

2.69m x 2.11m (8'10" x 6'11"/4'2")

Double glazed window to side elevation, heated towel rail, tiled floor & walls, suite comprising shower cubicle with electric shower, WC, wash hand basin in vanity cupboard, downlighters to ceiling.

## **Integral Garage**

6.71m x 2.97m (22'0" x 9'9")

Electric rolling garage door, double glazed window to side, wall mounted Worcester gas boiler providing domestic hot water & central heating, fitted with wall & base units, sink & draining board.

## **Externally**

Tarmacadam driveway providing ample parking, side pedestrian access to a fairly level & enclosed rear garden with artificial grass, paved patio area and outside tap.





## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

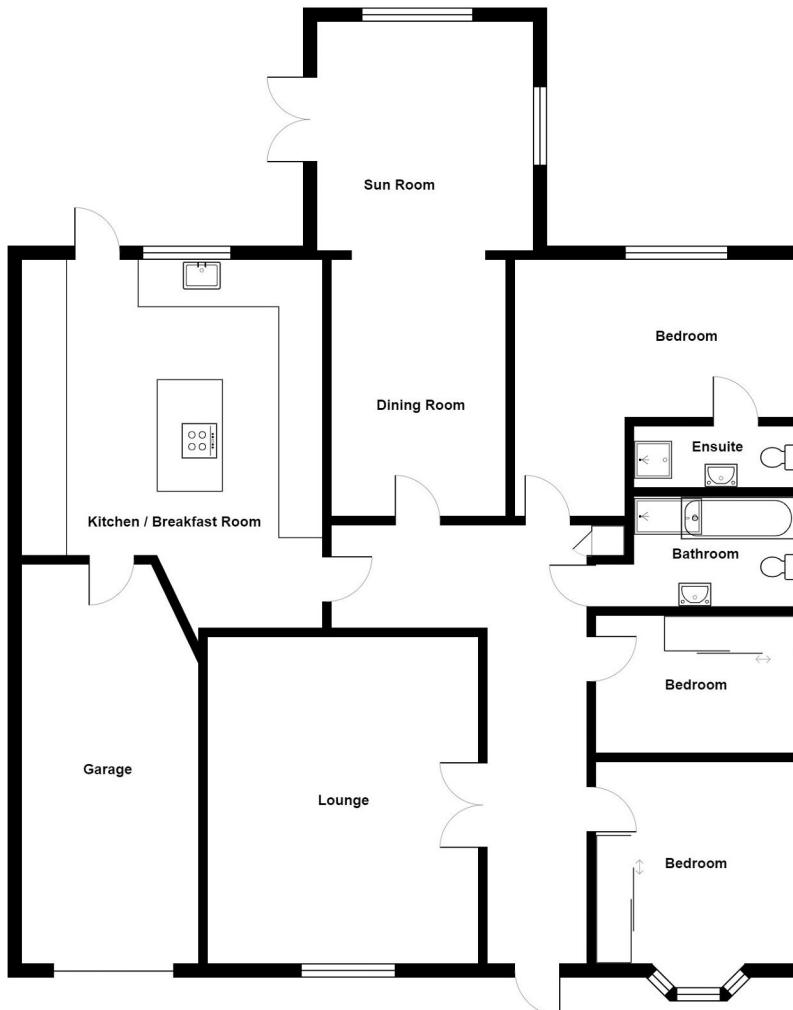
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## Directions

From our Ammanford office proceed to the traffic lights bearing right onto Wind Street. Turn left at the roundabout and proceed straight ahead at the next roundabout. When reaching the roundabout near Tesco's supermarket turn left then on the next roundabout turn right. Proceed up the hill towards Betws and continue around the sharp right hand bend. Proceed along Betws road passing the primary school, turn right into Parc Bwtrimaŵr and then right again where the property will be located on at the bottom of the road on the right hand side.

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



#### Address

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#### Office Contact

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