



Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF

Offers In Region Of £175,000



Calow Evans
Estate Agents

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A two bedroom modern semi detached home situated in the popular development of Ffordd Y Glowyr in Betws, on the outskirts of Ammanford town center. In our opinion, an ideal home for those looking to downsize and for first time buyer's. Boasting double bedrooms, a ground floor cloakroom and first floor bathroom, the property also benefits from gas fired heating and double glazing. Externally, there is a side driveway and an enclosed rear garden laid to lawn with a paved patio area.

Ammanford town offers good shopping and leisure facilities, primary & secondary schools with easy access to the M4 motorway via junction 49 at Pont Abraham.





Entrance Hall

Stairs to first floor, laminate flooring, single panel radiator.

Kitchen

2.74m x 2.39m (9'0" (approx) x 7'10")

Double glazed window to front elevation, single panel radiator, laminate flooring. Kitchen fitted with wall & base units, stainless steel sink & draining board, integrated electric oven, electric hob with extractor fan over, plumbing for washing machine, cupboard housing gas boiler providing domestic hot water & central heating.

WC, pedestal wash hand basin, single panel radiator.





Lounge

3.71m x 3.71m (12'2"/8'9" x 12'2")

Double glazed French doors to rear, single panel radiator, laminate flooring, under-stairs storage cupboard.

Landing

Single panel radiator.

Bedroom One

3.71m x 2.77m (12'2" x 9'1")

Two double glazed windows to front, single panel radiator.

Bedroom Two

3.71m x 2.64m (12'2" x 8'8"/6'9")

Double glazed window to rear, single panel radiator.

Bathroom

2.08m x 1.7m (6'10" x 5'7")

Double glazed window to side elevation, single panel radiator, suite comprising panelled bath with mains shower, WC, pedestal wash hand basin, part tiled walls.

Externally

Tarmacadam side driveway, gated pedestrian access to enclosed rear garden with gravelled area which offers potential for further parking, paved patio area, lawned area.

Services

We are advised that mains services are connected.

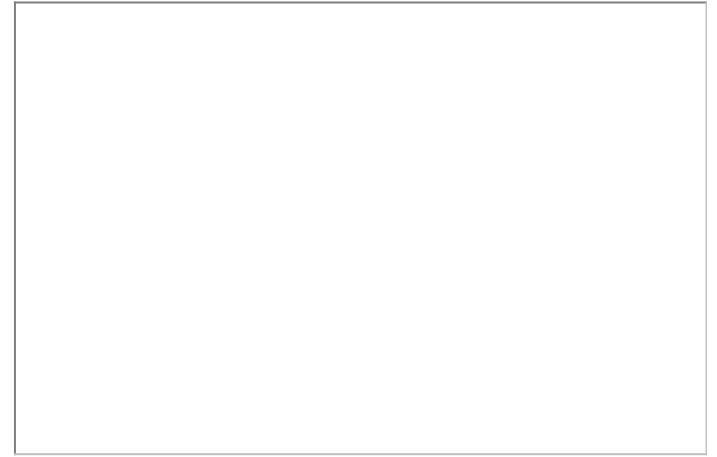
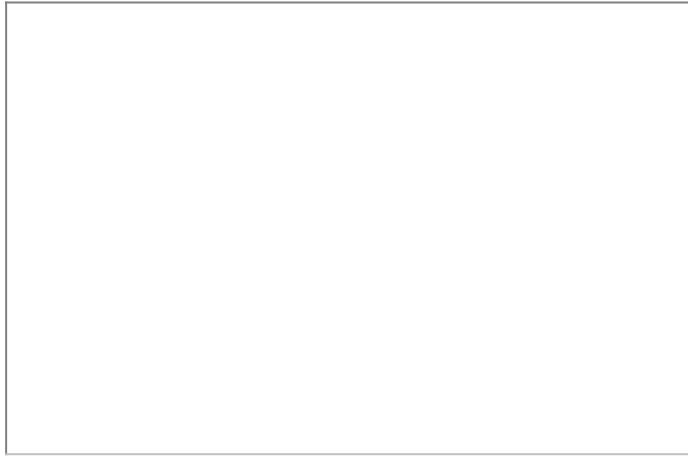
Tenure

Freehold

Council Tax

Band B





Directions

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Proceed to the next junction in Pontamman and turn right then immediately left onto Maesquarre Road. Continue on this road taking the second left turning onto Ffordd Y Glowyr. As you proceed onto the development take the first available right turning, then the first left where the property will be located 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.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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