



Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF

Offers In Region Of £305,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

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A well presented four bedroom family home situated on a popular development in Betws on the outskirts of Ammanford town centre. In our opinion, the layout of this detached home is ideal for families & boasts a kitchen/family room with French doors opening out on to the rear garden, en-suite facilities and a ground floor cloakroom. There is gas fired central heating and double glazing. Externally, the property enjoys ample parking, a garage and a rear garden mainly laid to lawn.

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, storage cupboard, tiled floor, radiator with cover, archway to lounge:

Lounge/Dining Room

6.83m x 3.45m (22'5" x 11'4")

Double glazed window to front & side, two single panel radiators, wood flooring.

Double glazed window to rear, single panel radiator, WC, wash hand basin, tiled floor.





Kitchen/Family Room

6.83m x 3.89m (22'5" x 12'9"/10'3")

Double glazed French doors to side, double glazed window to front, fitted with a range of wall & base units, sink & draining board, plumbing for dishwasher, gas hob with extractor over, eye-level electric oven, wall mounted gas boiler providing domestic hot water & central heating, part tiled walls, breakfast bar, part wood flooring, part tiled flooring.

First Floor Landing

Airing cupboard housing hot water tank.

Bedroom One

4.01m x 3.45m (13'2"/10'6" x 11'4")

Double glazed window to front, single panel radiator.



En-suite Shower Room

Double glazed window to front, single panel radiator, suite comprising WC, wash hand basin, shower cubicle with mains shower.

Bedroom Two

4.01m x 3.15m (13'2" x 10'4")

Double glazed window to front, single panel radiator.

Bedroom Three

3.45m x 2.69m (11'4" x 8'10")

Double glazed window to side, single panel radiator, access to loft.



Bedroom Four

2.69m x 2.69m (8'10"/6'10" x 8'10")

Double glazed window to rear, single panel radiator.

Bathroom

2.29m x 1.7m (7'6" x 5'7")

Double glazed window to rear, radiator, suite comprising panelled bath, pedestal wash hand basin, WC, part tiled walls.

Externally

To the front, there is a parking area to the side & a shared driveway leading to the garage. Side pedestrian access to an enclosed garden, mainly laid to lawn & paved patio area.





Garage

Power connected, plumbing for washing machine.

Services

We are advised that mains services are connected.

Tenure

Freehold



Council Tax

Band E

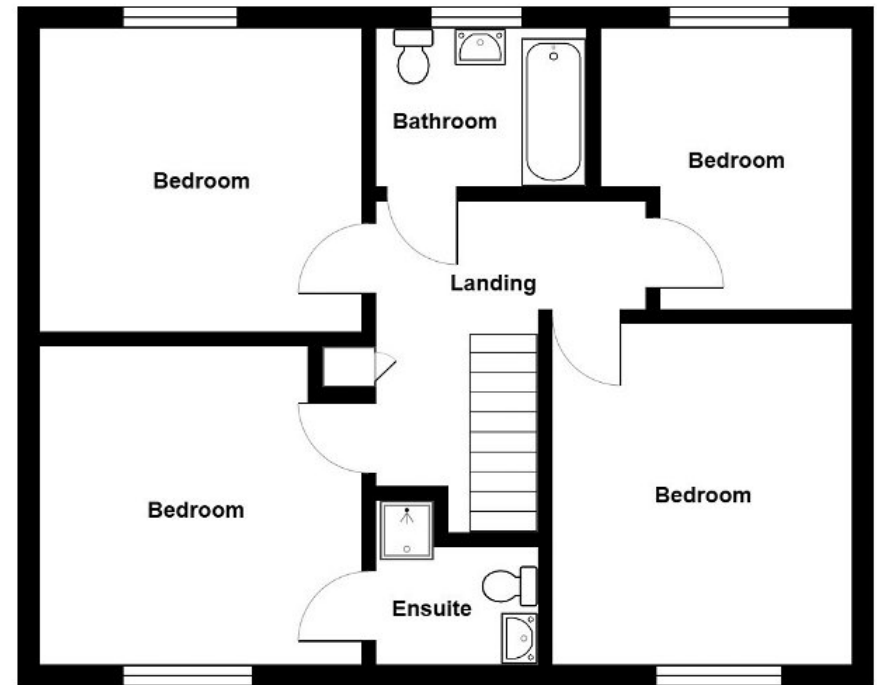
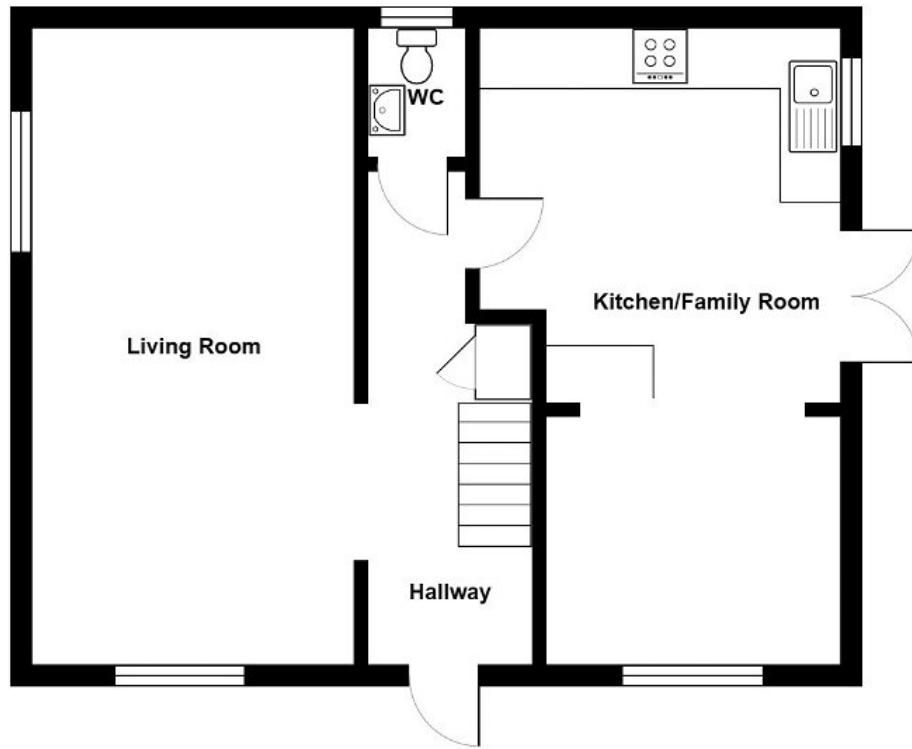
Directions

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 second left where the property will be located on the left 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

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128