



**7 Coronation Terrace, Betws, Ammanford, SA18 2LD**

**Starting Bid £128,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

**CHAIN FREE!**

We have pleasure in offering for sale this recently refurbished mid terrace house set in the village of Betws, approximately 1 mile from Ammanford town centre with its range of shopping, schooling and transport facilities. Accommodation comprises entrance hall, lounge, kitchen/diner, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and large rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, under stairs cupboard, laminate floor and radiator.

## Lounge

12'1" x 10'10" (3.70 x 3.32)



with radiator and uPVC double glazed window to rear.

## Kitchen/Diner

17'9" red to 12'7" x 17'6" (5.42 red to 3.85 x 5.35)



with range of fitted base and wall units, stainless steel sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, laminate floor, decorative panelled walls to half, radiator

and uPVC double glazed window and French doors to rear.

## First Floor

### Landing

with hatch to roof space.

### Bedroom 1

13'3" x 9'3" (4.04 x 2.83)



with 2 built in cupboards one with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

### Bedroom 2

12'5" x 8'7" (3.81 x 2.64)



with decorative panelled walls, radiator and uPVC double glazed window to front.

## Bedroom 3

13'4" x 8'3" (4.07 x 2.53)



with built in cupboard, radiator and uPVC double glazed window to rear.

## Bathroom

9'5" red to 3'5" x 5'1" inc to 9'9" (2.88 red to 1.05 x 1.56 inc to 2.99)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to front.

## Outside



with off road parking to front, large rear garden with decking and lawned gardens.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street, at the T junction turn right onto Pontamman Road then immediate left into Maesquare Road. Proceed on that road for about half a mile and the property can be found on the right hand side, identified by our For Sale board.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

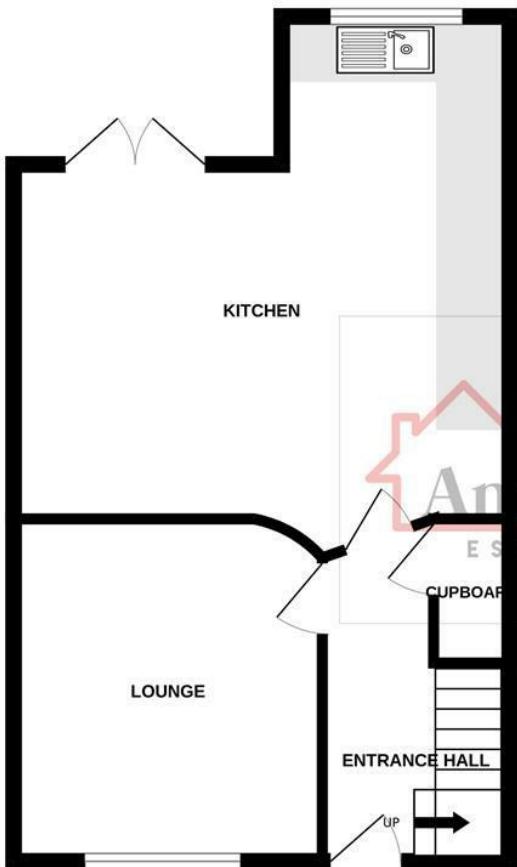
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

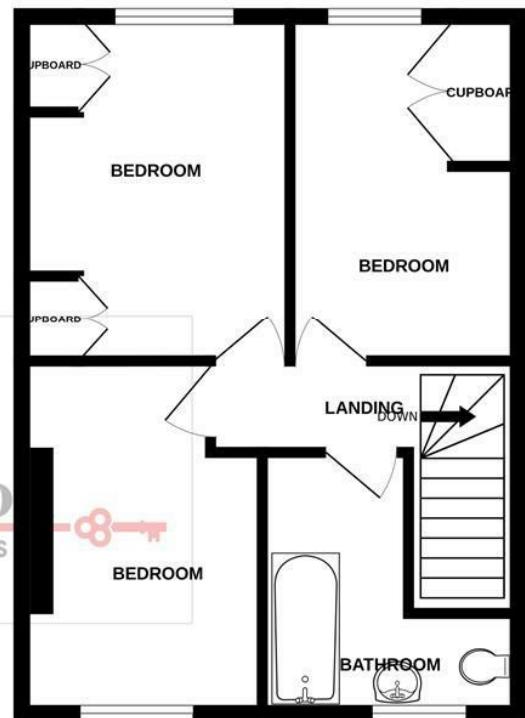
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.