Anna Ashton
ESTATE AGENTS

3 Llys Dolwerdd, Betws, Ammanford, SA18 2FB

Offers in the region of £399,950

- Modern detached house in a quiet select private road development
- Gas central heating
- Off road parking
- Enclosed rear garden
- 4 bedrooms one with en suite
- uPVC double glazing
- Detached garage
- Viewing highly recommended

Description

Modern, well presented family home located within a mile of Ammanford town centre yet away from the hustle and bustle of the town. This spacious property offers the following accommodation:- entrance hall, lounge, sitting room/study, kitchen/diner, orangery, cloakroom, 4 bedrooms one with en suite and family bathroom. The property benefits from The property benefits from under floor heating to ground floor, gas central heating, uPVC double glazing, off road parking, detached garage and a beautiful landscaped garden and garage and parking

Ground Floor

Double glazed entrance door to

Entrance Hall

Spacious and inviting hallway with stairs to first floor, built in cupboard, under stairs cupboard, laminate floor and coved ceiling.

Cloakroom

6'6" x 7'6" (2 x 2.3)

with low level flush WC, wash hand basin with cupboards under, laminate floor, coved ceiling, extractor fan and uPVC double glazed window to side.

Sitting Room/Study

9'2" x 9'10" (2.8 x 3)

with laminate floor, coved ceiling and uPVC double glazed window to front.

Lounge

19'8" x 12'5" (6 x 3.8)

with laminate floor, coved ceiling, uPVC double glazed window to front and concealed (pocket) sliding doors to orangery.

Orangery
14'3" x 14'1" (4.36 x 4.3)

Open plan from kitchen with laminate floor, coved ceiling with lantern roof light, uPVC double glazed window to side and bi-fold doors to rear garden bringing outside space into the house for relaxing and entertaining.

Kitchen/Diner
15'3" x 12'5" (4.66 x 3.8)

High quality kitchen with range of base and wall units with solid quartz work surfaces over, one and a half bowl sink unit with mixer taps, 4 ring induction hob with quartz splash back, extractor fan over, built in eye level oven, combination microwave/oven and warming drawer, integrated dishwasher, central island, plumbing for American style fridge freezer, laminate floor, downlights, coved ceiling and uPVC double glazed window to rear.

Utility Room
6'6" x 7'6" (2 x 2.3)

with range of base units with quartz work surfaces, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, laminate floor, coved ceiling and uPVC double glazed window to side.

First Floor

Landing
with hatch to roof space, radiator, airing cupboard, coved ceiling and uPVC double glazed window to front.

Bedroom 1
15'3" x 12'5" (4.66 x 3.8)

with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2
9'10" x 12'5" (3 x 3.8)

with radiator, coved ceiling and uPVC double glazed window to rear.

En suite
6'3" x 6'3" (1.91 x 1.91)

with low level flush WC, wash hand basin with cupboards under, shower enclosure with mains shower, tiled walls, heated towel rail, extractor fan, vinyl click flooring and uPVC double glazed window to side.

Bedroom 3
9'6" x 12'5" (2.9 x 3.8)

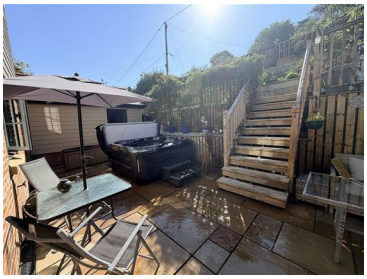
with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 4
10'2" x 9'10" (3.1 x 3)
with radiator, coved ceiling and uPVC double glazed window to front.

Bathroom
9'2" x 7'10" (2.8 x 2.4)

with low level flush WC, wash hand basin with cupboards under, panelled bath, shower enclosure with mains shower, part tiled walls, lighted mirror, extractor fan, heated towel rail, vinyl click flooring, coved ceiling and uPVC double glazed window to rear.

Outside



Tarmacadam area to front and side driveway to detached garage with parking for 4 cars. The rear garden has been landscaped to a high specification with two large Indian Sandstone patios and a stunning terraced garden with mountain views. Wide variety of climbing plants and shrubs. Outside lighting and sockets.

Home Office
7'10" x 7'10" (2.4 x 2.4)
Power and light connected and uPVC double glazed doors to side.

Garage
Of cavity brick construction with power and light connected, door to rear and up and over door.

Council Tax
Band

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: Vodafone: 80% 3: 77% EE: 74% 02: 62%

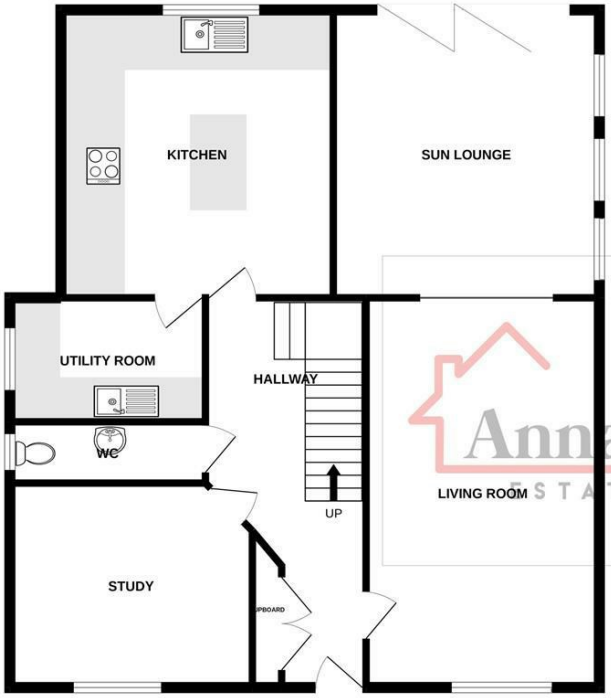
ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects
Rights and Easements: There is management fee for the maintenance of the site
Restrictions: None that we are aware of

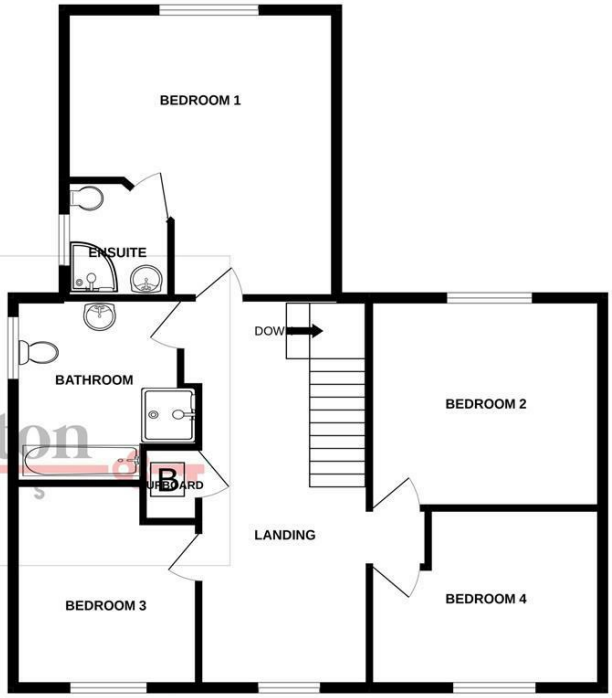
Directions
Leave Ammanford on Wind Street and at the roundabout turn left. Proceed straight over the next mini roundabout and then turn left at the next. Turn right at the fourth roundabout and proceed over the river bridge, pass the turning into Pentwyn Road then bear left onto Colonel Road. Follow the road to the top of the hill then turn left onto the private road of Llys Dolwerdd and the property will be identified by our For Sale board.

NOTE
All photographs are taken with a wide angle lens.

GROUND FLOOR



1ST FLOOR



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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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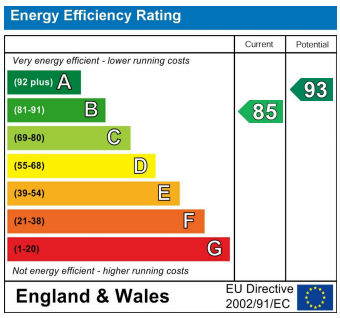

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.