



## **29 Ffordd Y Glowyr, Betws, Ammanford, SA18 2FF**

**Offers in the region of £125,000**

A end terrace house situated on a popular development on the edge of Ammanford town and within easy access of shops and schools. Accommodation comprises entrance hall, downstairs WC, lounge/kitchen, 1 bedroom and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed garden. (option to buy the property furnished)

## Ground Floor

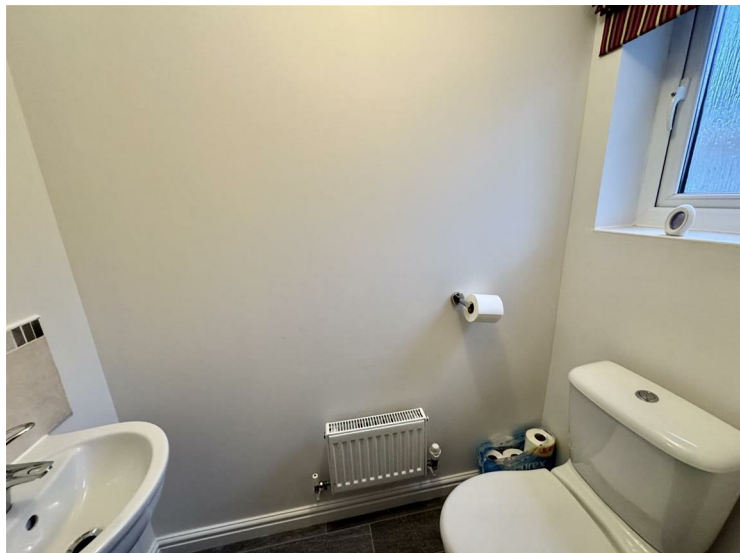
uPVC double glazed entrance door to

## Entrance Hall

with radiator and coat hooks.

## Downstairs WC

5'8" x 2'9" (1.74 x 0.86)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls and uPVC double glazed window to front.

## Lounge/Kitchen

15'5" red to 9'4" x 12'5" red to 8'1" (4.70 red to 2.86 x 3.80 red to 2.48)



with range of fitted base and wall units, stainless steel sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, radiator stairs to first floor, under stairs cupboard and uPVC double glazed window to front and side.

## First floor

## Landing

with built in airing cupboard with wall mounted gas boiler providing domestic hot

water and central heating, slatted shelves and hanging rail, hatch to roof space and uPVC double glazed window to front.

## Bedroom 1

9'4" x 11'3" (2.87 x 3.45)



with radiator and uPVC double glazed window to side.

## Bathroom

5'8" x 8'1" (1.73 x 2.47)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, radiator and uPVC double glazed window to front.

## Outside



with outside tap, enclosed decked garden and off road parking for 2 cars.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

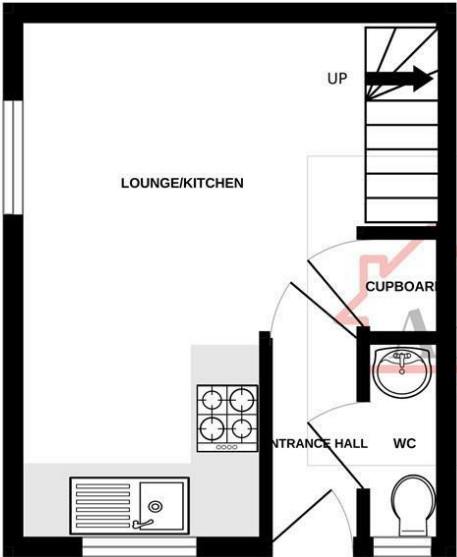
## NOTE

All internal photographs are taken with a wide angle lens.

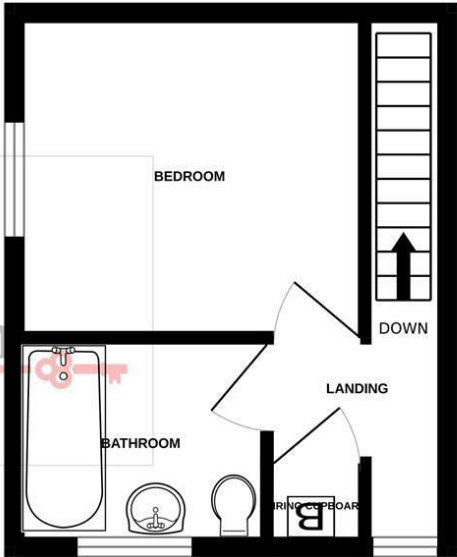
## Directions

Leave Ammanford on High Street, at the junction turn right then first left into Maesquarre Road, go through the cross roads then turn left into Ffordd Y Glowyr. Turn first left and the property can be found on your left hand side, identified by our For Sale board.

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) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.