

125 Ffordd Y Glowyr, Betws, Ammanford, SA18 2GD

Offers in the region of £255,000

We have a pleasure in offering for sale this modern, 3 storey semi detached town house set on a popular estate within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 4 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and electric car charge point and enclosed rear garden.

Ground Floor

with composite door to

Entrance Hall

with stairs to first floor, under stairs cupboard and storage

Lounge

11'8" x 16'3" (3.56 x 4.97)



with radiator, uPVC double glazed window and French doors to rear

Kitchen

14'0" x 9'4" (4.27 x 2.85)



with base and wall units, one and half bow sink unit with mixer taps, four ring gas hob with extractor over, built in oven, built in microwave oven, integrated automatic washing machine, intergrated automatic dish washer, under cupboard lighting, down lights, part tiled walls, plumbing for radiator

(which will be replaced) and uPVC double glazed window to front

Downstairs WC

5'9" x 3'1" (1.77 x 0.96)



with low level flush WC, pedestal wash hand basin, extractor fan and uPVC double glazed window to front

First Floor

Landing

with airing cupboard and storage cupboard

Bedroom 2

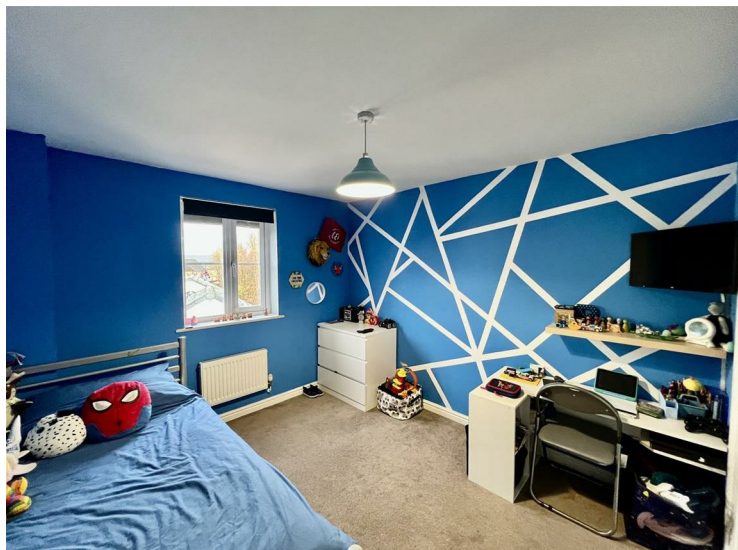
10'11" x 9'4" (3.34 x 2.85)



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

Bedroom 3

10'4" x 9'4" (3.17 x 2.85)



with radiator, built in wardrobe and uPVC double glazed window to front

Bedroom 4

7'8" x 6'7" (2.34 x 2.01)



with radiator and uPVC double glazed window to rear

Bathroom

5'9" x 6'6" (1.76 x 2.00)



with low level flush WC, pedestal wash and basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, radiator and uPVC double glazed window to front

Second Floor

Bedroom 1

20'8" x 10'4" (6.32 x 3.16)



with radiator, hatch to roof space, built in wardrobe, uPVC double glazed window to front

Dressing Area

5'11" x 7'8" (1.81 x 2.36)



with radiator and uPVC double glazed velux window to rear

En-suite

8'9" x 8'2" (2.69 x 2.51)



with low level flush WC, vanity hand wash hand basin with cupboards under, corner shower cubicle, part tiled walls, radiator, extractor fan and uPVC double glazed window to rear

Outside

With gravelled garden to front, steps up to the front door, tarmac drive for one car and garage with electric car point. Side access to rear garden with decking area, patio area and gravelled area with raised gravelled flower beds.

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Water meter
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 1800mbps
Upload 220mbps
Mobile coverage: Vodafone: 83% EE: 76%
3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements:
Restrictions:

Council Tax

Band D

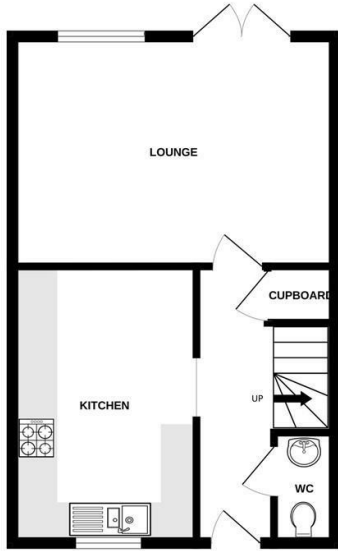
NOTE

All internal photographs are taken with a wide angle lens.

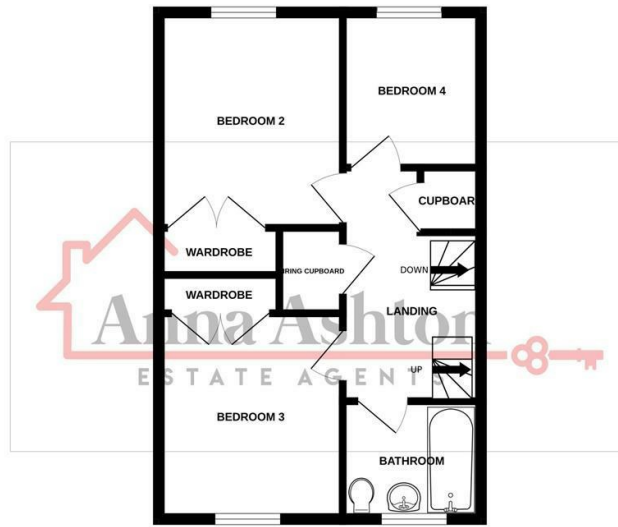
Directions

Leave Ammanford on High Street and at the junction turn right onto Pontamman Road. Turn first left into Maesquarre Road then first left into Ffordd Y Glowyr. Follow the road into the estate and bare left into the cul de sac and the property can be found on the right hand side, identified by our For Sale board.

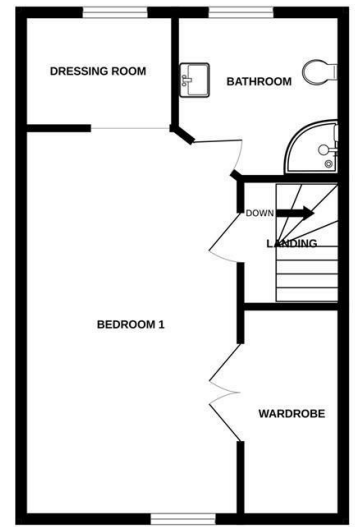
GROUND FLOOR



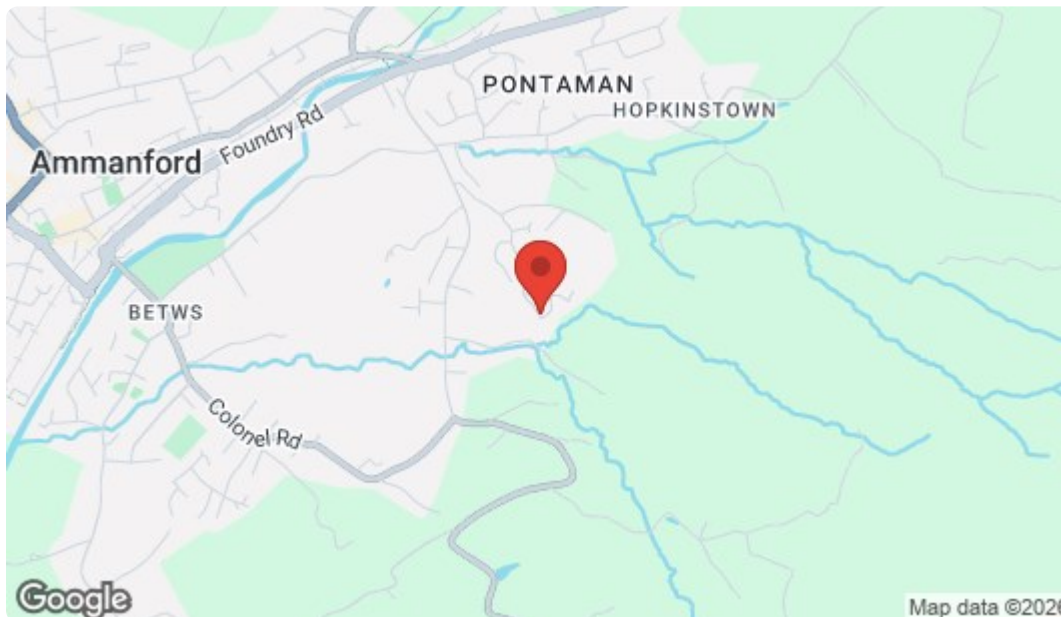
1ST FLOOR



2ND 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		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.