Anna Ashton
ESTATE AGENTS

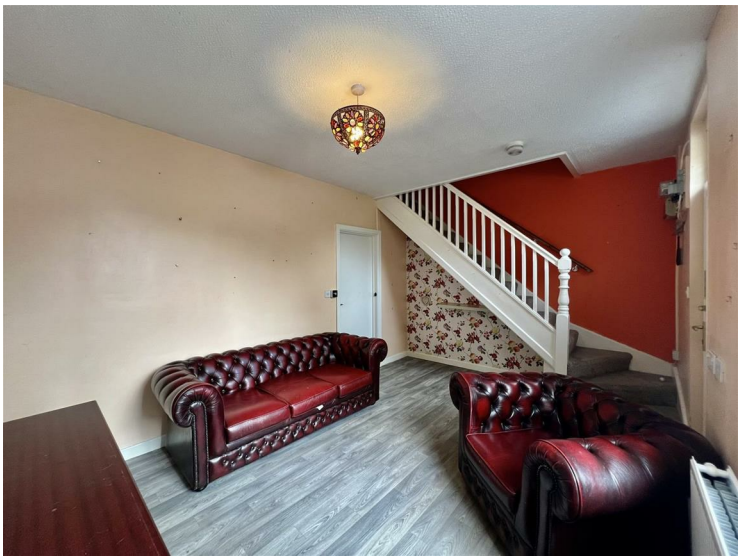
1 Maes Y Berllan, Betws, Ammanford, SA18 2PT

Offers in the region of £124,950

- End terraced house
- uPVC double glazing
- Off road parking
- Long rear garden
- 2 Bedrooms
- Oil central heating
- Garage

Ground Floor
with uPVC double glazed entrance door leading to

Lounge
10'4" x 14'10" (3.15 x 4.53)



with stairs to first floor, radiator, textured ceiling and uPVC double glazed window to front

Kitchen
11'1" x 15'2" (3.40 x 4.63)

with base and wall units, stainless steel sink unit with monobloc tap, extractor fan, plumbing for automatic washing machine, part tiled walls, radiator, textured ceiling and two uPVC double glazed windows to rear

Boiler Room
7'5" x 3'0" (2.28 x 0.92)

with free standing boiler and uPVC double glazed door to side

First Floor

Landing
with hatch to roof space and textured ceiling

Bedroom 1
10'11" x 12'11" (3.33 x 3.95)

with radiator, built in cupboard, textured ceiling and two uPVC double glazed windows to front

Bedroom 2
11'1" x 8'8" (3.38 x 2.65)

with radiator, textured ceiling and uPVC double glazed window to rear

Bathroom
7'10" x 7'1" (2.40 x 2.16)

with low-level flush WC, pedestal wash hand basin, panelled bath with shower attachments, tiled walls, extractor fan, radiator and uPVC double glazed window to rear

Outside

with off road parking to side leading to garage, side access leading to long rear garden including store shed, outside WC, mature shrubs and trees, lawned area, gravelled area and pond

Garage

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Oil central heating
Broad Band Speed:Download 180Mbps, upload 220 Mbps
Mobile coverage: Vodafone- 80%, Three 77%, EE 74%, 02 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, flooding from surface water and small watercourses- low risk

Rights and Easements: Pedestrian right of way access for neighbouring properties
Restrictions:

Council Tax

Band B

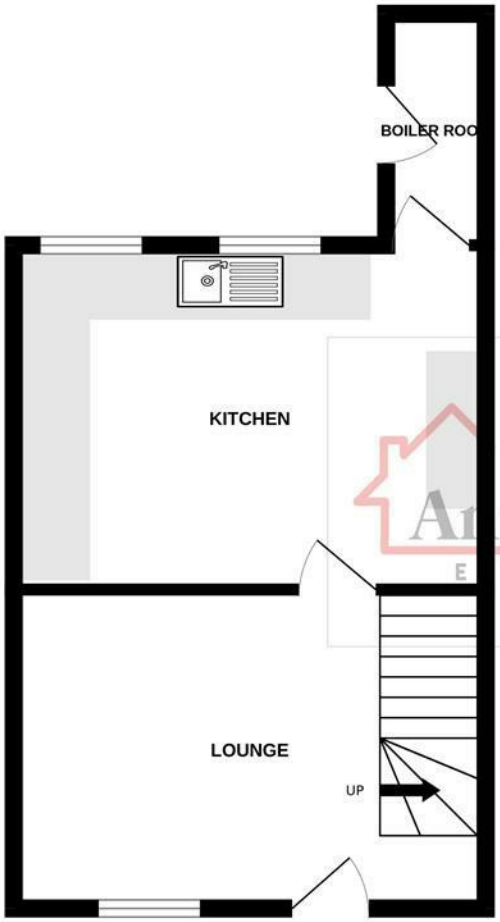
NOTE

All internal photographs are taken with a wide angle lens.

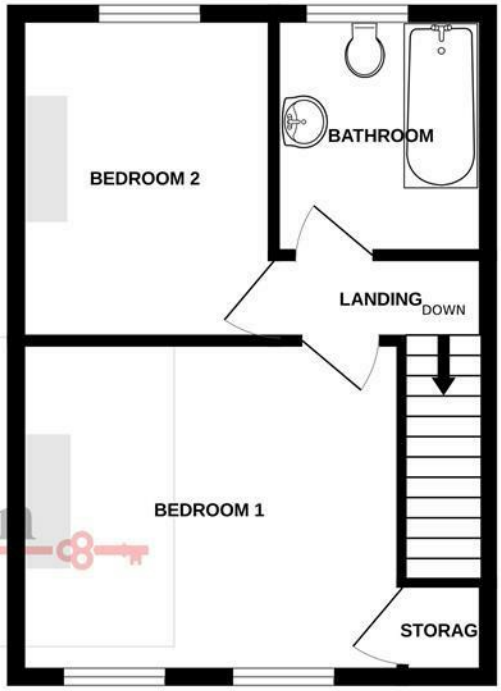
Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first and second roundabouts, turn left at the third then right and over the river bridge to Betws, continue along Betws road for approximately one mile and the property can be found on the right hand side identified by our For Sale board.

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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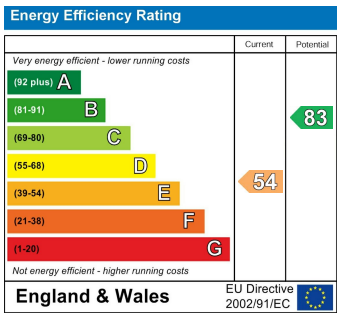

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.