



**117 Ffordd Y Glowyr, Betws, Ammanford, SA18 2GD**

**Offers in the region of £218,000**

We are delighted to offer for sale this semi detached house located on the popular Ffordd Y Glowyr estate within 1 mile of Ammanford town centre with its range of shopping, schooling and transport facilities.

Accommodation comprises entrance hall, downstairs WC, lounge, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and front and rear gardens.

## Ground Floor

Composite entrance door to

## Entrance Hall

with stairs to first floor, laminate floor and radiator.

## Downstairs WC

7'3" x 3'3" (2.21 x 1.00)

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

## Lounge

15'8" x 15'3" (4.78 x 4.65)



with under stairs cupboard, laminate floor, radiator and uPVC double glazed French doors to rear. Opening to

## Kitchen

12'1" x 7'10" (3.69 x 2.39)



with range of fitted base and wall units, stainless steel one and half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, laminate floor and uPVC double glazed window to front.

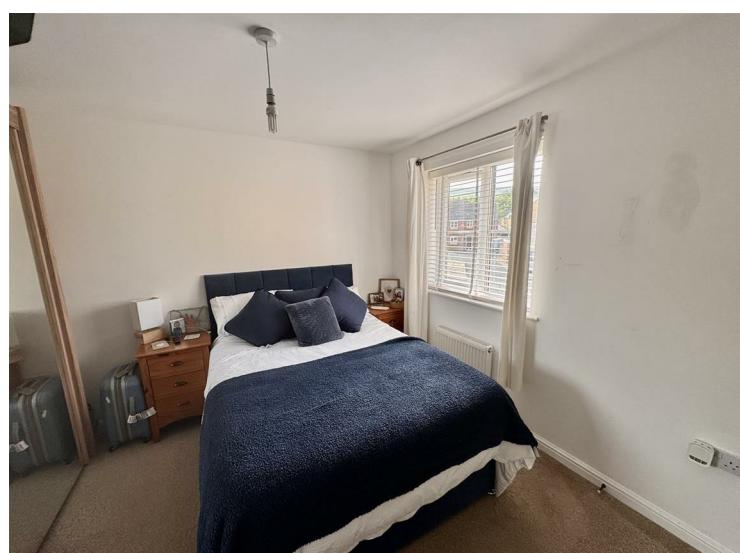
## First Floor

### Landing

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

### Bedroom 1

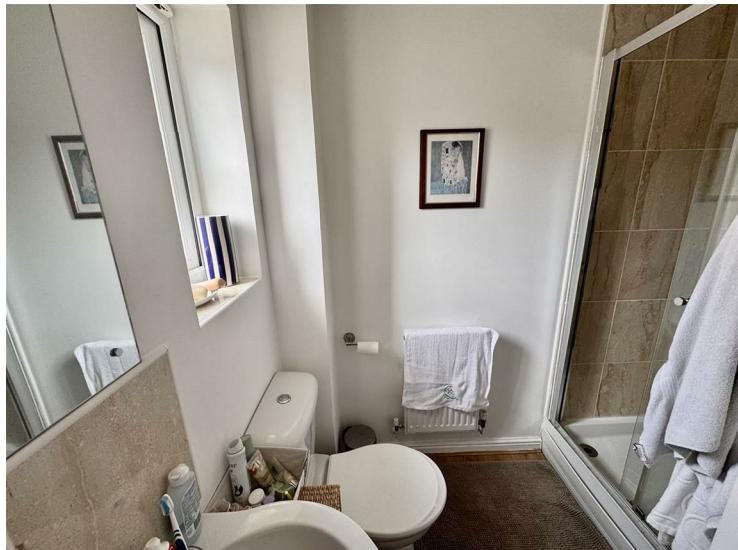
10'3" x 11'8" (3.13 x 3.56)



with radiator and uPVC double glazed window to front.

## En Suite

7'0" x 5'2" (2.15 x 1.58)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, laminate floor, radiator, shaver point, extractor fan and uPVC double glazed window to front.

## Bedroom 2

10'2" x 7'10" (3.11 x 2.39)



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

## Bedroom 3

9'3" red to 6'9" x 7'2" red to 3'6" (2.83 red to 2.06 x 2.20 red to 1.08)



with radiator and uPVC double glazed window to rear.

## Bathroom

4'10" x 7'8" (1.49 x 2.36)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, shaver point and radiator.

## Outside



with lawned and gravelled gardens to front, tarmac drive for 3 cars leading to garage, side access to rear garden with paved patio, decking area and lawned garden.

## Garage

18'4" x 9'6" (5.59 x 2.90)  
with up and over door and power and light connected.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## 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 Maesquare Road then first left into Ffordd Y Glowyr. Follow the road into the estate and bare left and head straight into the cul de sac and the property can be found on the left hand side, identified by our For Sale board.

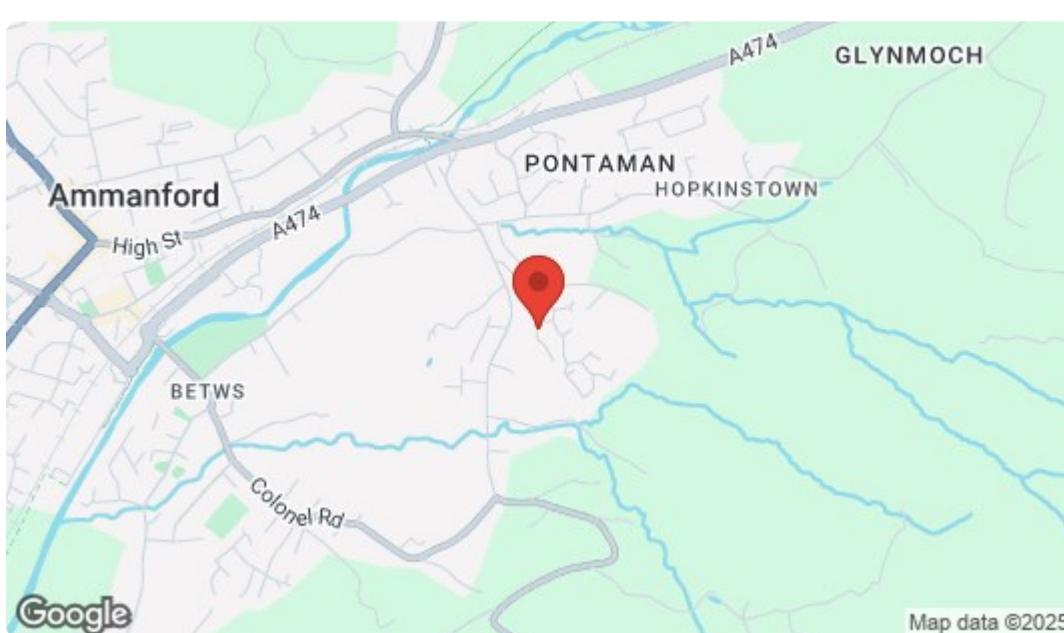
## GROUND FLOOR

## 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) A   | 92      |           |
| (81-91) B   | 79      |           |
| (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 (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.