



17 Bethel Road, Lower Cwmtwrch, Swansea, SA9 2PS
Offers in the region of £119,950

An end terrace house set in Lower Cwmtwrch close to local amenities about a mile and a half from Ystradgynlais and 12 miles from Ammanford. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor, radiator and coat hooks.

Lounge

12'11" x 13'3" (3.94 x 4.05)



with mock fireplace, 2 radiators, laminate floor, coved ceiling and uPVC double glazed window to front.

Kitchen

6'3" x 16'5" (1.92 x 5.02)



with range of fitted base and wall units, stainless steel single drainer sink unit with ordinary taps, extractor fan, free standing electric cooker, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator and uPVC double glazed window to front, side and rear and door to rear.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 1

9'7" x 16'6" max (2.94 x 5.05 max)



with built in cupboard, laminate floor, radiator and 2 uPVC double glazed windows to front.

Bedroom 2

9'8" x 9'6" (2.96 x 2.9)



with radiator and uPVC double glazed window to rear.

Shower Room

6'4" x 6'8" (1.94 x 2.04)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, part tiled walls, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with small barked garden to front, side pedestrian access to rear with enclosed rear garden mainly laid to chipping, paved patio, timber shed and outside light and tap.

Services

Mains electricity, water and drainage.

Council Tax

Band A

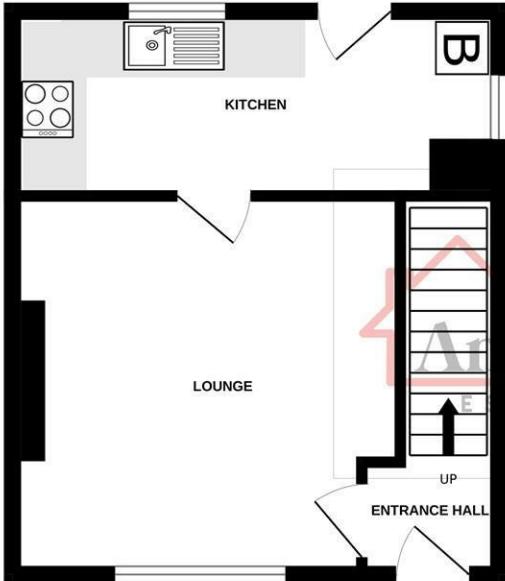
NOTE

All internal photographs are taken with a wide angle lens.

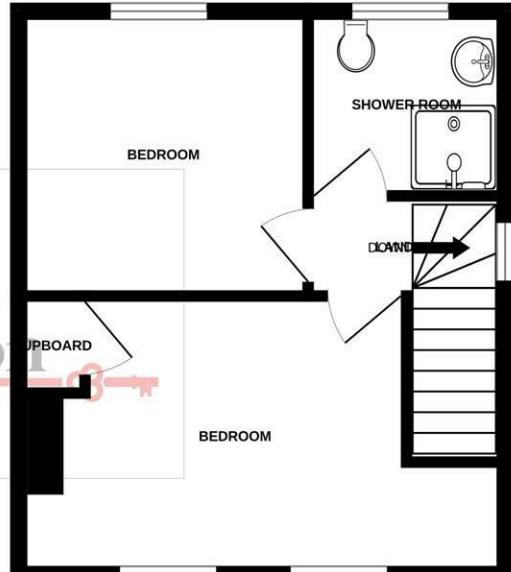
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman and continue to travel through the village to the mini roundabout at the top of the hill, turn right and travel a further 4.5 miles or so into the village of Cwmtwrch and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

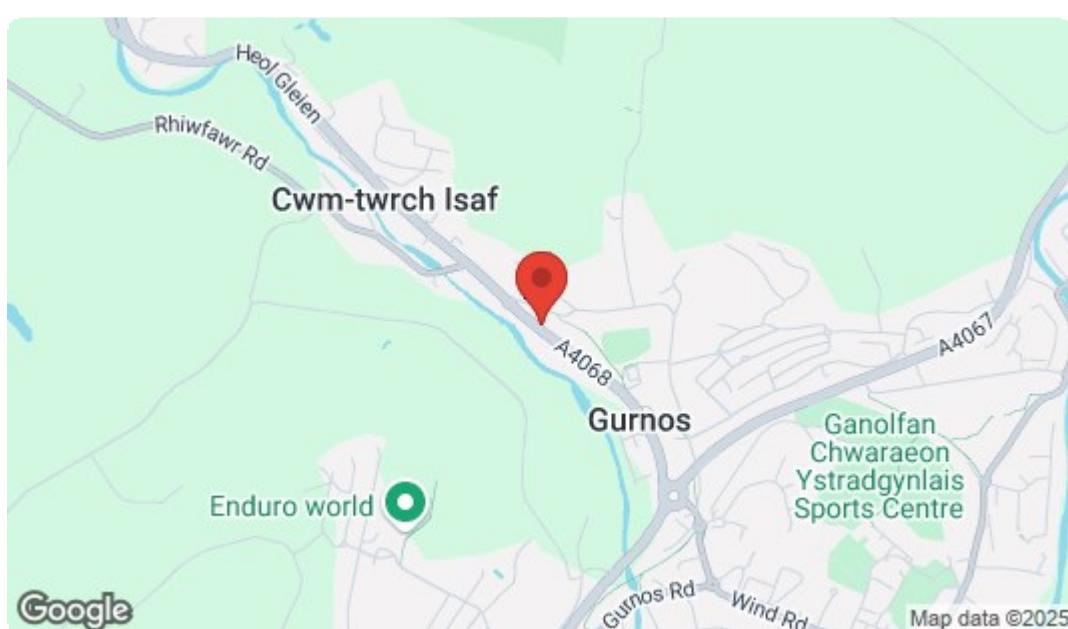


1ST FLOOR



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		100
(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.