

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



Offers in the region of £118,500



- Modern 2 Bedroom Mid Terrace
 - Convenient Location
- Gas central heating/uPVC double glazing
 - Parking for 2 vehicles
 - Enclosed rear garden
- Ideal First Time Buyers Property
 - EPC -C80

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A modern mid terraced house set in the popular Charles Church development in the village of Betws, within 1 mile of Ammanford town centre and easy access to the M4 motorway. Accommodation briefly comprises entrance hall, downstairs cloakroom, lounge, kitchen, 2 bedrooms and bathroom and the property benefits from uPVC double glazing, gas central heating, off road parking and enclosed rear garden. EPC - C80

Ground Floor

Entrance door into.....

Entrance Hall

With stairs to first floor and radiator.



Lounge

12'1" x 12'3" (3.69 x 3.75)

With under stairs cupboard, radiator and uPVC double glazed French doors leading to the rear of the property.



Kitchen

9'1" x 7'10" (2.77 x 2.4)

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with extractor over and oven under, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, radiator and uPVC window to the front of the property.



Downstairs Cloakroom

With low level flush WC, vanity wash hand basin and radiator.

First Floor

Landing with radiator.

Bedroom 1

9'1" x 12'3" (2.79 x 3.74)

With radiator and 2 windows to the front of the property.

Bedroom 2

8'9" x 12'2" (2.67 x 3.73)

With hatch to roof space, radiator and window to the rear of the property.



Bathroom

6'10" x 5'6" (2.09 x 1.7)

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, part tiled walls and radiator.



External

Front

Parking area outside front of property and one directly opposite.

Rear

Enclosed rear garden, with decking area and two storage sheds.



Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@mallard-properties.co.uk

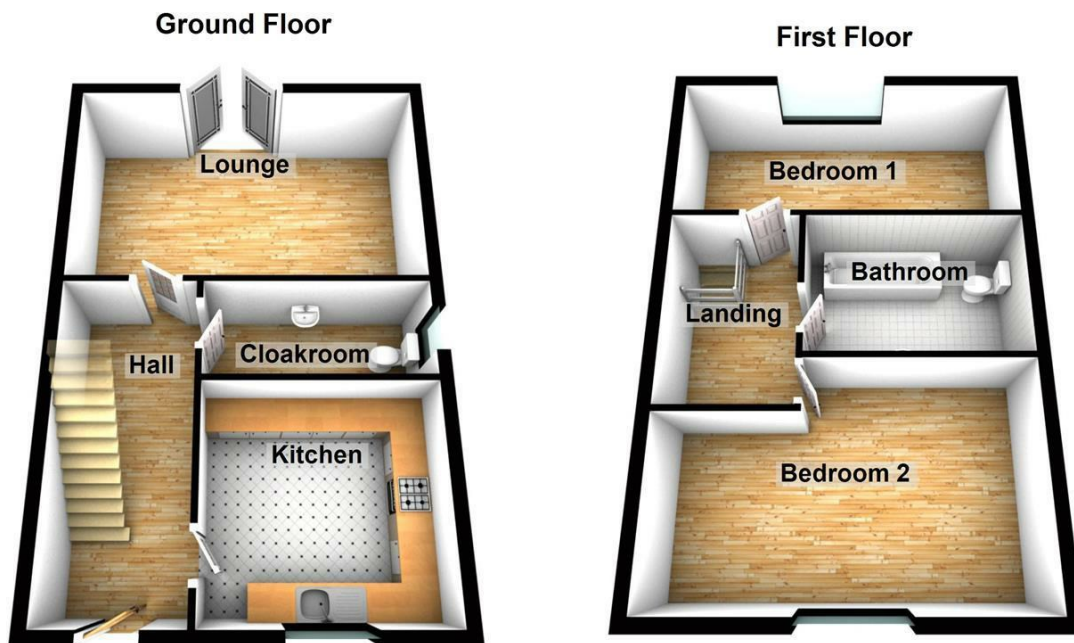
FACEBOOK

Follow us on facebook, [www.facebook.com/Mallard Estate Agent](http://www.facebook.com/MallardEstateAgent).

Directions

Leave Ammanford on High Street, turn right at the T junction then immediate left into Maesquarre Road, turn third left onto Ffordd y Glowyr,

continue to follow the road, at the fork in the road turn right and the property can be located on the left hand side and identified by our To Let board.



For Illustration Purposes Only
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 80 | |
| (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 ₂) Rating | | |
|-----------------------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 96 |
| (81-91) B | 83 | |
| (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 | |

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.