



Betws, Ammanford, SA18

Offers In Region Of £480,000



Calow Evans
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*****SMALLHOLDING WITH APPROX 4.95 ACRES (tbc) & SELF CONTAINED ANNEXE***.**

An opportunity has arisen to purchase a smallholding at the foot of Betws mountain on the outskirts of Ammanford town. The land surrounds the property and amounts to approximately 4.95 acres (tbc). The property is secluded but not too distant from the required amenities and provides three bedrooms on the first floor with a self contained annexe which you can access through the farmhouse if needed. The property enjoys much character with beamed ceilings and an inglenook fireplace. There is potential to extend (stpp).

Ammanford town offers good shopping and leisure facilities and enjoys easy access to riverside and mountain walks and cycle paths. Access to the M4 motorway would be via junction 49 at Pont Abraham or via Betws mountain. Viewing is essential in order to appreciate this lovely location.





Lounge:

6.35m x 3.91m (20'10" x 12'10")

Approached via an entrance door, double glazed window and double glazed bay window to front, two double panel radiators, inglenook stone fireplace with multi fuel fire, beams to ceiling, wall light connections, stairs to first floor.

Kitchen/Dining Room:

7.29m x 2.9m (23'11" x 9'6")

Two double glazed windows to rear, wood flooring, fitted with a range of wall and base units, granite worktops and breakfast bar, single bowl sink unit and draining board, integrated dishwasher, hallogen hob with extractor fan over, eye level oven and grill, part tiled walls, single panel radiator.

Double glazed glass door to conservatory.





Utility Room:

Double glazed window to rear, ceramic tiled floor, oil boiler providing domestic hot water and central heating (with the exception of the utility room), plumbing for washing machine.

Conservatory:

3.91m x 2.57m (12'10" x 8'5")

Door to rear, double glazed French doors to front, ceramic tiled floor.

Annexe Accommodation:





Address

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Office Contact

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