



## Waun Herod, Betws

Offers In Region Of £500,000

 4  2  2



- EER: 52E/71C
- 3 Bedrooms & First Floor Bathroom
- Oil C/H
- Potential To Extend (stpp)
- Outskirts Of Ammanford Town
- Smallholding Approx 4.6 Acres (tbc)
- Self Contained Annexe
- Private Secluded Location
- Located At Foot Of Betws Mountain
- Viewing Recommended

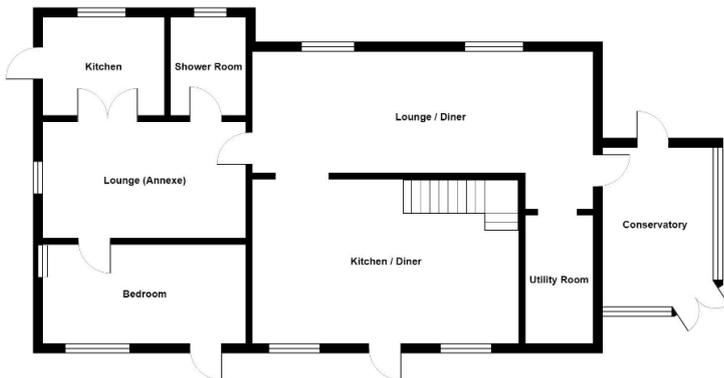


### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128



**\*\*\*SMALLHOLDING WITH APPROX 4.6 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).



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128



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.



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128