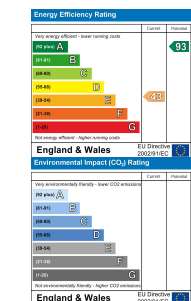




Tir Eleanor, Betws, Ammanford, Carmarthenshire, SA18 2PF

- Detached Traditionally Built Stone Cottage
- Spacious Kitchen/Diner & Lounge
- Ample Off-road Parking
- Idyllic Location Surrounded By Countryside
- Holiday Let Earning Potential
- Three Double Bedrooms & Spacious Loft Room
- Detached Timber Built Lodge with Bedroom & Wet-room with Sauna
- Generous Plot, Beautiful Garden & Hot-tub
- One to View & Chain-free!
- EPC RATING E. COUNCIL TAX BAND E.



£410,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Main electric and water. Oil central heating and Septic tank. We have not checked or tested any of the services or appliances at the property.

TAX: Band E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0524/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

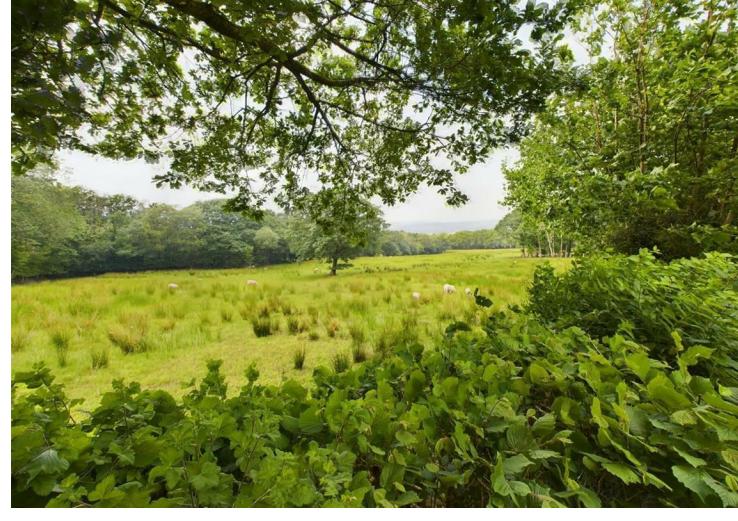
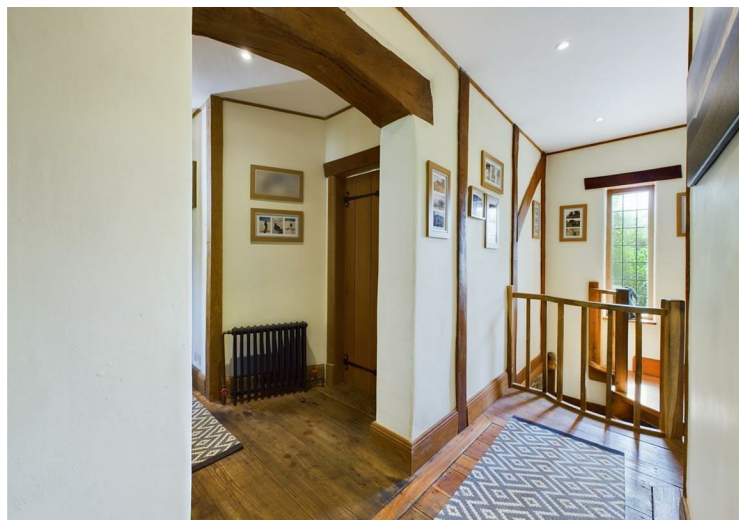


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The Agent that goes the Extra Mile





NO FORWARD CHAIN. We here at West Wales Properties are pleased to present this absolute gem of a property to all you lucky buyers! Situated in Betws, surrounded by lush green fields, with only a scattering of near neighbours and views of the local countryside proudly sits "Tir Eleanor". Chain-free and immaculately presented throughout, this property oozes character in every room, from the log burner, stone-faced walls and a beautiful bespoke wooden spiral staircase to add more charm. Offers spacious and airy rooms and sitting on a generous plot with a bonus of a one-bedroom lodge and hot tub, ideal for holiday letting. A viewing is a must to appreciate the size, location and, most of all, the presentation. Call us today on 01269 596659 to purchase this lovely home. EPC RATING E.

Accommodation comprises a Porch, kitchen/diner, spacious lounge with a log burner, three double bedrooms, the master with an en-suite cloakroom, a beautiful family bathroom with a deep bath and elevated walk-in spacious shower, a spacious loft room, a utility room, and a storage room. The Lodge comprises a bedroom/Lounge with a log burner and a wet room with a steam/sauna room attached. Externally, the property has an open-aspect elevated frontage with mature shrubs and flowers, and the driveway to the side offers ample parking. To the rear, additional parking, if needed, a spacious patio area with a large firepit and hot tub, and the remainder laid to a beautiful level lawn with a greenhouse. Views from the side of the local countryside and grazing animals.

..AGENTS VIEWING NOTES

*****KEY INFORMATION*****Traditional construction. Mains water and electricity are connected, and a private sewerage system, a septic tank, an oil central heating system, and gas LPG bottles run the range cooker. There is a high flood risk from surface water and small watercourses, information taken from Natural Resources Wales and results for the area within 10 metres of TIR ELEANOR COTTAGE, BETWS, AMMANFORD, SA18 2PF. This area has no recorded flooding. According to Offcom, the following information is needed for this location: Broadband availability - Basic (19 Mpbs). Mobile Availability- Vodafone available for calls but no data coverage, all other networks- O2, EE and three have very limited voice and data coverage. The information currently available to the Coal Authority shows that the property is in a coal mining area, so a mining report is recommended.

PORCH

KITCHEN/DINER
22'1" (max) x 15'9" (max) (6.75 (max) x 4.81 (max))

LOUNGE
22'0" (max) x 15'8" (max) (6.71 (max) x 4.78 (max))

LANDING

FAMILY BATHROOM
16'0" x 7'5" (4.90 x 2.27)

BEDROOM 1
13'4" (max) x 10'11" (max) (4.08 (max) x 3.34 (max))

EN-SUITE CLOAKROOM
6'7" x 2'3" (2.03 x 0.71)

BEDROOM 2
16'3" (max) x 10'11" (max) (4.97 (max) x 3.33 (max))

BEDROOM 3
11'11" (max) x 10'7" (max) (3.64 (max) x 3.23 (max))

LOFT ROOM
33'4" (max) 10'4" (max) (10.18 (max) 3.16 (max))

UTILITY ROOM
12'2" x 9'1" (3.73 x 2.78)

SECOND STORAGE ROOM
12'2" x 9'1" (3.73 x 2.78)

LODGE
BEDROOM/LOUNGE
16'3" x 10'9" (4.96 x 3.28)

WET-ROOM
5'9" (max) x 5'7" (max) (1.77 (max) x 1.72 (max))

SAUNA/STEAM ROOM
5'7" (max) x 5'1" (max) (1.72 (max) x 1.56 (max))



DIRECTIONS

At our office turn left onto "Baptist Lane" then turn right at the junction. At the roundabout take the first turning off and follow the road to the next roundabout, taking the first turning off again. At the next roundabout go straight across and drive past Lidl's and Coaltown Coffee cafe, take the first turning off on your right, signposted "Maesquarre Road". Follow this road all the way to the top as the road bears round to your right and evens out there is a turning left onto a side-road with a house just a little bit up from the junction, turn left here. Follow the road along and as you bear round a right hand bend again and start to drive up a hill the property will be situated on your left, "Tir Eleanor".

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.