



Tir Eleanor Cottage , Betws, Ammanford, SA18 2PF

Offers in the region of £450,000

We are delighted to offer for sale this well presented cottage with separate accommodation, located on a quiet side road in the village of Betws yet only 2 miles from Ammanford town centre with its range of schooling, shopping and transport facilities.

The property offers spacious open plan style living, with under floor heating on the ground floor with a good size kitchen/diner opening to the lounge, wooden spiral staircase to the first floor with 3 double bedrooms, one with en suite WC and family bathroom and a spacious attic room.

There is also a separate living area by means of a detached chalet (currently used as an airbnb) with a bed sitting room and a shower room with sauna.

The grounds are well maintained, provide plenty of parking and also has fine views over the surrounding countryside. Viewing is highly recommended.

Ground Floor

Hardwood entrance door to

Front Porch

with shelving, beamed ceiling, slate tiled floor and Hardwood triple glazed window to front.

Kitchen/Diner

22'3" x 15'3" (6.79 x 4.67)



with Belfast sink unit, oak surfaces and base units, Island, larder cupboard, part stone wall, slate tiled floor, beamed ceiling with downlights, Hardwood triple glazed window to front and rear and Stable door to rear.

Lounge

22'0" x 15'7" (6.73 x 4.76)



with log burner, open tread spiral stairs to first floor, (large access hatch to first floor for ease of access for furniture) oak floor, beamed ceiling with downlights, 2 alcove shelving and Hardwood triple glazed window to front and French doors to rear.

First Floor

Landing

with stairs to attic room, wood floor, radiator, downlight and Hardwood triple glazed window to front.

Bedroom 1

11'1" x 13'3" (3.38 x 4.04)



with wood floor, stone wall, radiator, downlights and Hardwood triple glazed window to rear.

En Suite WC

2'3" x 6'8" (0.69 x 2.04)



with low level flush WC, vanity wash hand basin with cupboard under, wood floor, extractor fan and downlights.

Bedroom 2

10'10" x 16'4" (3.32 x 4.98)



with wood floor, stone wall, radiator, downlights and 2 Hardwood triple glazed windows to front.

Bedroom 3

10'7" red to 4'4" x 11'10" red to 8'5" (3.24 red to 1.33 x 3.61 red to 2.58)



with feature fireplace, stone wall, wood floor, radiator, downlights and Hardwood triple glazed window to front.

Bathroom

7'6" x 15'11" (2.30 x 4.86)



with low level flush WC, vanity wash hand basin, panelled bath, shower enclosure with 2 mains shower, part stone wall, part tiled walls, wood floor, extractor fan, 2 heated towel rails, downlights and Hardwood triple glazed window to rear.

Second Floor

Attic Room

32'10" x 8'4" inc to 12'3" (10.02 x 2.56 inc to 3.75)



with 9 eaves storage cupboards, shelving, 2 spotlights, laminate floor and 2 Fakro roof windows to front and rear.

Outside



with gravelled drive to side with parking for several cars, gated access to rear garden with paved patio area, brick paved patio/seating area with central fire pit, far reaching views, lawned garden, glass house, range of mature trees and shrubs and outside light.

Utility Room

9'10" x 9'2" (3.02 x 2.80)

with free standing oil boiler providing central heating, plumbing for automatic washing machine, widow to side and door to rear. Door to

Store Room

12'3" x 9'1" (3.75 x 2.78)

with window to side.

Chalet

Steps up to

Bed Sit

10'8" x 16'3" (3.27 x 4.96)



with log burner, small built in cupboard, beamed ceiling, wood floor, spotlights, roof windows to front and window to side and front and door to front.

Shower/Sauna Room

10'0" x 5'8" red to 3'11" (3.07 x 1.73 red to 1.2)



with tiled sauna room with downlight, low level flush WC, vanity wash hand basin, mains shower, heated towel rail, shelving, tiled floor and walls, spotlights and window to front.

View



Services

Mains water and electricity. Private drainage by means of a septic tank. Oil central heating,

Council Tax

Band

NOTE

All photographs are taken with a wide angle lens.

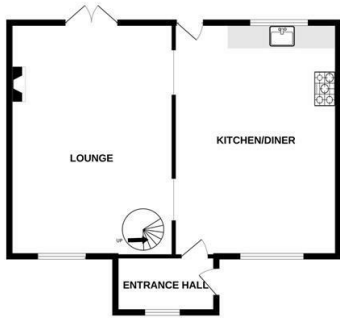
Directions

Leave Ammanford on High Street at the junction turn right onto Pontamman Road. Turn first left onto Maesquarre Road and follow the road for approximately 1 mile after going round the 90° right hand bend turn left (just before the council houses) and follow the road for a further half mile and the property can be found on the left hand side, identified by our For Sale board.

NOTE

There are solar panels on the property which are owned but the current vendor. There is 13 years left on the tariff which is currently 56p per kWh. There are also photovoltaic panels to heat the water.

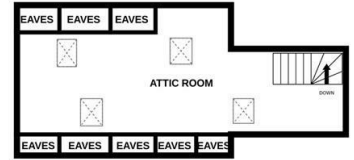
GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.

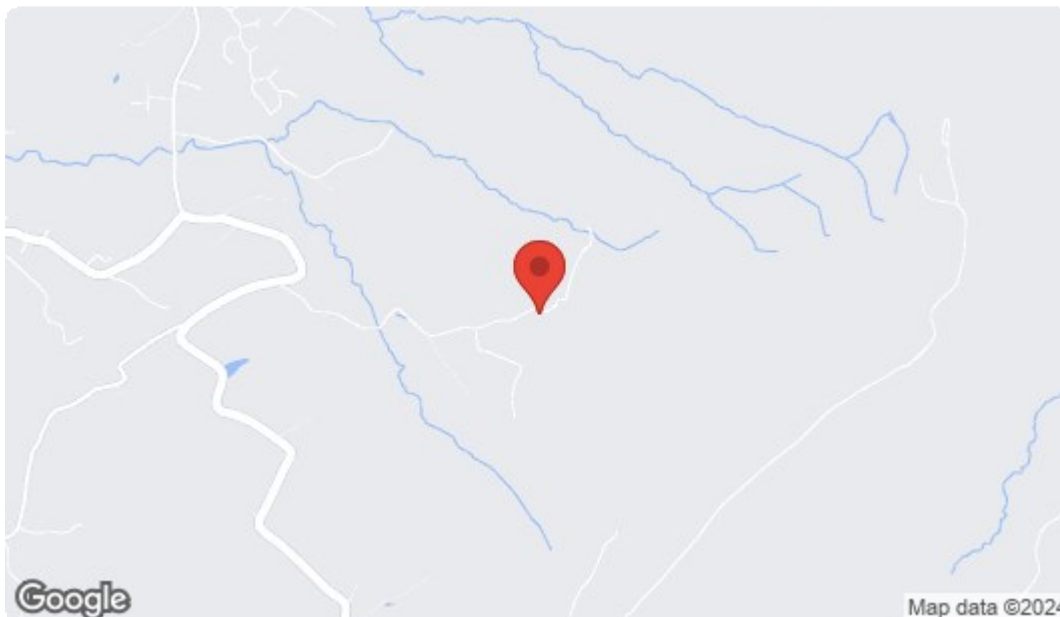


2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.4 sq.m.) approx.

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			
(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 (CO ₂) 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.