



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Tirlan  
Betws  
Ammanford  
Carmarthenshire.  
SA18 2SW**

**Price £499,950**



- Two bedroom small holding with an attic room
- Lounge, kitchen, dining room
- Bathroom, shower room, utility
- Sunroom, pantry
- Upvc glazing
- Oil fired central heating
- Solar panels, air source heater, bore hole
- Court yard for ample parking, outbuildings
- Approximately 4.5 acres.

**General Description**

We have the pleasure in offering for sale this two bedroom detached small holding with an attic room, set in approximately 4.5 acres with original features from the 1600's, in the village of Betws. It has a rural aspect, well established gardens and close to local amenities including, primary school, shop, public houses and park. The property is approximately 3 miles from Ammanford town centre.

**EPC Rating: D61**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

## Betws, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this two bedroom detached small holding with an attic room, set in approximately 4.5 acres with original features from the 1600's, in the village of Betws. It has a rural aspect, well established gardens and close to local amenities including, primary school, shop, public houses and park. The property is approximately 3 miles from Ammanford town centre and its amenities including, banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station, bus station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen, utility, pantry, shower room, rear hallway, sunroom/bedroom 3, landing, bathroom, bedroom 1, bedroom 2 and an attic room.

The property has the benefit of Upvc glazing, oil fired central heating, solar panel, air source heater, water bore hole, court yard for ample parking, outbuildings, paddocks and views to the surrounding country side.

Viewings on the property are highly recommended.

### Upvc glazed door to

### Entrance Hall

Upvc glazed window to side, radiator, wooden floor.

### Lounge (20' 10" x 13' 9") or (6.36m x 4.19m)

Two upvc glazed windows to front, two radiators, exposed beam ceiling, wooden floor, open stone fireplace with pitch pine beam, bread stove and multi fuel burner, built in alcove storage, stairs to first floor, under stair storage.

### Dining Room (11' 4" x 8' 11") or (3.45m x 2.72m)

Upvc glazed window to rear, skylight window, radiator, three down lights, wooden floor, stone exposed walls, two wall lights.

### Kitchen (12' 7" x 12' 6") or (3.84m x 3.82m)

Upvc glazed window to side, two radiators, coved ceiling, nine down lights, laminate flooring, fitted wall and base units, work surface, double bowl stainless steel sink unit with mixer tap, tiled splash back, integrated dishwasher, breakfast bar, Rangemaster cooker within feature fireplace.

### Utility (13' 4" x 9' 7") or (4.07m x 2.93m)

Upvc glazed stable door and window to rear, upvc glazed window to side, radiator, coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, plumbing for automatic washing machine, stainless steel sink unit with mixer tap, extractor fan, hatch to roof space.

### Pantry

Coved ceiling, tiled floor, built in shelving, Worcester oil fired boiler controlling domestic hot water and central heating.

### Shower Room (9' 1" x 4' 8") or (2.76m x 1.43m)

Upvc glazed window to front, towel radiator, coved ceiling, tiled floor, part tiled walls, wash hand basin, shower cubicle, extractor fan.

### Rear Hallway

Wooden windows surround, wooden stable door to side, wood cladding ceiling, radiator, tiled floor.

### Sun Room/Bedroom 3 (14' 8" x 14' 4") or (4.47m x 4.36m)

Wooden windows surround, wooden patio doors to side, radiator, wooden floor, wood cladding ceiling, log burner.

### Landing

Sun pipe light, alcove built in book shelves.

### Bathroom (11' 1" x 7' 7") or (3.39m x 2.30m)

Upvc glazed window to front, towel radiator, radiator, part tiled walls, part wood cladding walls, tiled floor, close coupled WC, whirlpool bath, wash hand basin with units surround, built in storage housing electric heater.

### Bedroom 1 (14' 7" x 10' 3") or (4.45m x 3.12m)

Upvc glazed windows to front, wooden window to rear, radiator, laminate flooring, fitted storage units one with an electric heater and a radiator, walk in wardrobe.

### Bedroom 2 (12' 10" x 11' 8") or (3.91m x 3.56m)

Upvc glazed window to side, radiator, laminate flooring, beam exposed ceiling.

### Attic Room (23' 1" x 10' 4") or (7.04m x 3.16m)

Two Velux windows, hot water tank, eve storage space.

### Outside

The plot is approximately 4.5 acres. This includes :-

A gated driveway with woodland surrounding, which is approximately 1/4 of a mile leading to the property. A Secondary drive way over the land of the neighbouring property.

Gravelled court yard for ample parking. Steps leading to front lawned area and further garden area to side which includes a net tunnel, polytunnel, green house and hen yard. This area also includes 16 solar panels which powers the electric for the property.

Orchard area to the rear with a number of fruit trees which leads on to a fenced paddock.

Further garden area to side with gravelled footpath mature trees and shrubs.

The outbuildings include :-

### Double Garage (21' 0" x 19' 1") or (6.40m x 5.81m)

Electricity, an inverter for the solar panels.

### Log Store

Electricity

### Barn/workshop (28' 11" x 19' 1") or (8.82m x 5.82m)

Work benches, air pressure tank for the bore hole.

### Open Barn (19' 4" x 9' 3") or (5.90m x 2.81m)

### Stone Barn (27' 11" x 17' 1") or (8.50m x 5.20m)

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, ( public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

### Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

### Agents Note

There is a right of way over the neighbouring property as a secondary access.

There is a public footpath that crosses in front of the property via the kissing gates.

### Broadband and Mobile phone

There is standard broadband in this area  
There is mobile phone coverage in this area

### Services

Mains electricity, mains water, septic tank.

### Tenure

Freehold

### Council Tax

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