

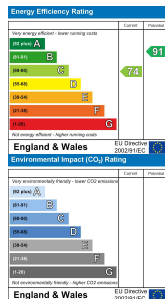


Scotch Pine Betws, Ammanford, Carmarthenshire, SA18 2PL

- Traditionally Built, Multi-functional Property
- Versatile Property for Multi-generational Living
- Ample Parking & Garage
- Former Inn Now a Residential Property
- Spacious Plot Measuring 2.54 Acres
- Panoramic Breathtaking Views From The Mountains To The Sea
- EPC RATING C. COUNCIL TAX BAND TBC.
- Viewing Highly Recommended To Appreciate The Size & Location
- Commeners' Rights In Place

Offers In Excess Of £650,000

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



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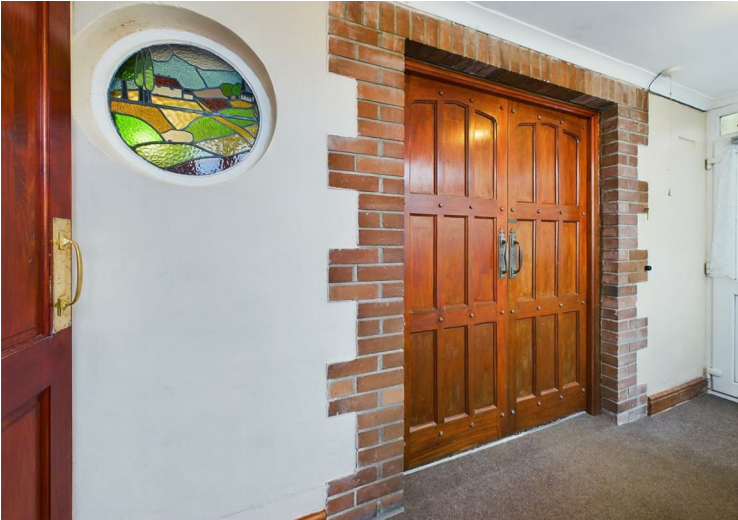


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The Agent that goes the Extra Mile





Scotch Pine, a renowned and very reputable Inn throughout the years with living accommodation, has made its way onto the market with us here at West Wales Properties. The versatility of this property has been endless; it has already served as an inn, public house, restaurant, caravan park, and smallholding, and now it is undergoing a change in its commercial use to full residential. We highly recommend a visit so you can see for yourselves and appreciate the size and location this property has to offer. Sitting spaciously on a plot that measures 2.54 acres with the most breathtaking and panoramic views ranging from the mountains, valleys and the sea! Call today on 01269 596659 to arrange your viewing. EPC RATING C. COUNCIL TAX BAND- TBA.

Accommodation comprises the following: The former Inn - entrance hall, W.C., inner hallway, two bedrooms, lounge/kitchen/dining/bar area, inner hallway, W.C., and a wet room. The accommodation comprises an inner hallway, storage room, kitchen/diner, utility room with an additional utility area, first lounge, office, shower room, bedroom, dining room through to the lounge, conservatory, landing, W.C., bathroom, and three bedrooms. Externally, there is a paddock to the front, with a section set aside as a licensed caravan park. There is an additional paddock across the road from the property. The former inn's car park offers ample off-road parking. The owner enjoys commoners' rights on Betws Mountain.

Betws is a small village and ancient parish on the outskirts of Ammanford, Carmarthenshire, adjacent to the border with Glamorgan. The town is on the River Amman, some 15 miles north of Swansea. At the western end, the nearby Black Mountain, named after the village, has a large area of common land.



..AGENTS VIEWING NOTES

FORMER INN

ENTRANCE HALLWAY

W.C

INNER HALLWAY

BEDROOM 1

BEDROOM 2

LOUNGE/DINER/KITCHEN

INNER HALLWAY

W.C

WET-ROOM

LIVING ACCOMODATION

INNER HALLWAY

STORE ROOM

KITCHEN/DINER

UTILITY

ADDITIONAL UTILITY

DINING ROOM

LOUNGE

CONSERVATORY

LANDING

W.C

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

ANNEX

LOUNGE

OFFICE

SHOWER ROOM

BEDROOM

GARAGE 1

ADDITIONAL GARAGE AREA



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 going up the mountain going past "Argoed Road" still continuing to follow the road. You will go over a cattle grid and after this continue up the road and the property is situated on the left, Scotch Pine!

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