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: Mains electric and water connected. Private drainage - Septic Tank. Air source heat pump. We have not checked or tested any of the services or appliances at the property.
TAX: Band- TBC

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

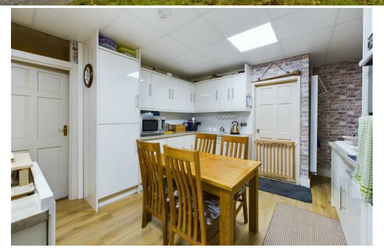
Take on JHL/SC/0225/draft

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

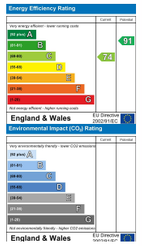
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



Scotch Pine Betws, Ammanford, Carmarthenshire, SA18 2PL

- **Traditonally Built, Multi-functional Property**
- **Versatile Property for Multi-generational Living**
- **Ample Parking & Garage**
- **Viewing Highly Recommended To Appreciate The Size & Location**
- **Commeners' Rights In Place**
- **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 A & C**



Offers In Excess Of £650,000

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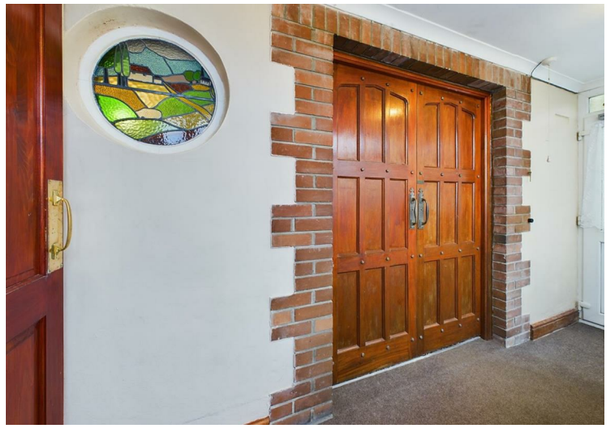
The Agent that goes the Extra Mile



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 A & C.

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.