



## 5 Lllys Dolwerdd, Betws, Ammanford, SA18 2FB

**Offers in the region of £565,000**

This beautiful 5 bedroom house is the last in a small select development built by a renowned local builder in the village of Betws.

The house is built to a high specification to include 5 bedrooms, two of which have en-suites and dressing areas, a main family bathroom, and open plan living to the rear of the house. The impressive stone coloured premium kitchen with double Belfast sink, range cooker, and built in wine cooler, fridge freezer and dishwasher, finished off with quartz worksurfaces are every cooks dream. This open plan room has ample space for a large table, chairs and lounge furniture, and opens out onto two large patios with lovely views over the paddock via two sets of bi-fold doors and another set of floor to ceiling windows and electrically operated velux windows to allow the light to flood in. These patio areas are large enough to accommodate outdoor furniture and a hot tub if needed. It also has a lawned area and a patch suitable for vegetables, flowers or shrubs. There is also a lounge to the front of the house, as well as a downstairs cloakroom and large utility room. There is an integral garage, built to the same specification as the house and could easily be converted into another room if required, as this too had underfloor heating like the rest of the ground floor. The two rooms on the second floor could be used for bedrooms, home offices or a cinema room which makes this house very flexible. Outside, the patios are of natural stone and have enough parking for 5 cars on the drive, which is a great bonus.

## LOCATION

The town of Ammanford is approximately a mile from the property, which offers a range of shops including two supermarkets, bakeries, chemists and various other independent outlets.

The town of Llandeilo lies approximately 8 miles away and was voted the best town to live in Wales in 2022, with its range of unusual shops, restaurants the Cawdor Hotel and the historical Dinefwr country house and park.

The Pembrokeshire coastal towns of Tenby and Saundersfoot are an hours drive away, with the coastal path spanning all the way around for wonderful scenic walks.

The castle of Carreg Cennen is also a few miles away with an abundance of walks and a riverside cycle path a mile down the road.

## Ground Floor

Composite entrance door to

### Entrance Hall

Stairs to first floor, coved ceiling and under stairs cupboard.

### Lounge

16'6" x 13'0" (5.05 x 3.98)



Laminate floor, coved ceiling, uPVC double glazed window to front and side.

## Kitchen/Diner

24'3" x 24'2" decreasing to 12'8" x 11'4" (7.41 x 7.39 decreasing to 3.87 x 3.46)



Base and wall units, double Belfast sink with mixer taps, 7 burner dual fuel range cooker with extractor over, integrated automatic dishwasher, wine cooler, integrated fridge freezer, large central island, quartz work surface and splash back, laminate flooring, coved ceiling with downlights, vaulted ceiling over living/dining area with twin auto Velux roof windows, 2 uPVC double glazed bifold doors to side and French doors to other side and uPVC double glazed window to rear.

## Utility

10'1" x 8'0" (3.09 x 2.46)



Base and wall units, single drainer sink unit, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating laminate floor, coved ceiling with downlights and uPVC double glazed window to side with composite door to rear.

### Downstairs W/C

5'10" x 3'9" (1.78 x 1.16)



Low level flush W/C, vanity wash hand basin with cupboard under, part tiled walls, laminate floor, extractor fan, uPVC double glazed window to side.

### First Floor

#### Landing



Stairs to second floor, airing cupboard with hot water tank, radiator, laminate floor, coved ceiling and uPVC double glazed window to front.

### Bedroom 1

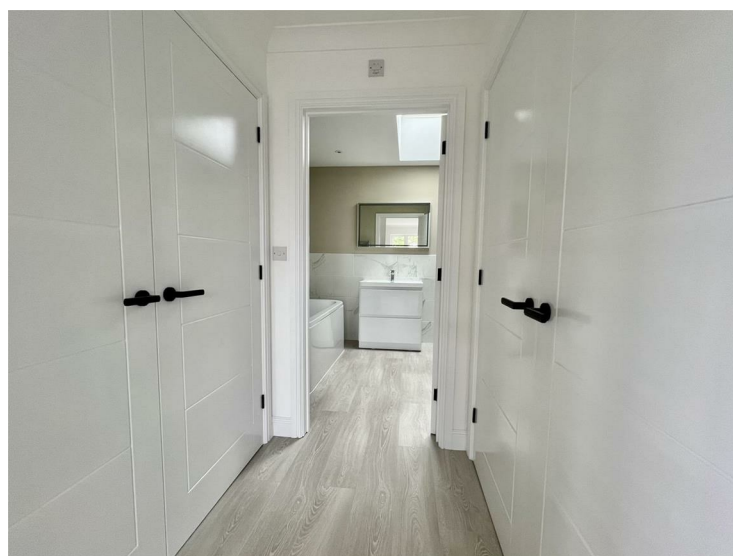
11'8" x 13'1" (3.58 x 3.99)



Radiator, laminate flooring, coved ceiling and uPVC double glazed window to front and side.

### Dressing Area

5'10" x 8'9" (1.78 x 2.68)



2 built in wardrobes, laminate flooring and downlights.

### En Suite

7'9" x 9'6" (2.38 x 2.92)



Low level flush W/C, vanity wash hand basin and cupboard under, shower enclosure with dual head mains shower, panelled bath with central taps, laminate flooring, part tiled walls, heated towel rail, extractor fan, downlights and velux window to rear.

### Bedroom 2

11'5" x 11'11" (3.49 x 3.64)



Built in wardrobe, radiator, coved ceiling, laminate flooring and uPVC double glazed window to front.

### En Suite

6'5" x 6'0" (1.98 x 1.85)



Low level flush W/C, vanity wash hand basin with cupboard under, shower enclosure with dual head mains shower, laminate floor, heated towel rail, part tiled walls, downlights and uPVC double glazed window to side.

### Bedroom 3

11'5" x 11'11" (3.50 x 3.64)



Radiator, laminate flooring, coved ceiling and uPVC double glazed window to rear.

## Bathroom

7'9" x 9'8" (2.37 x 2.97)



Low level flush W/C, vanity wash hand basin with cupboard under, panelled bath with central taps, shower enclosure with dual head mains shower, part tiled walls, laminate floor, extractor fan, heated towel rail, coved ceiling with downlights and uPVC double glazed window to rear.

## Second Floor

Laminate floor and velux window to rear.

## Bedroom 4

14'7" x 13'1" (4.45 x 4.00)



Laminate floor, radiator, eaves storage, downlights, velux window to rear and uPVC window to side.

## Bedroom 5

14'7" x 15'8" (4.45 x 4.78)



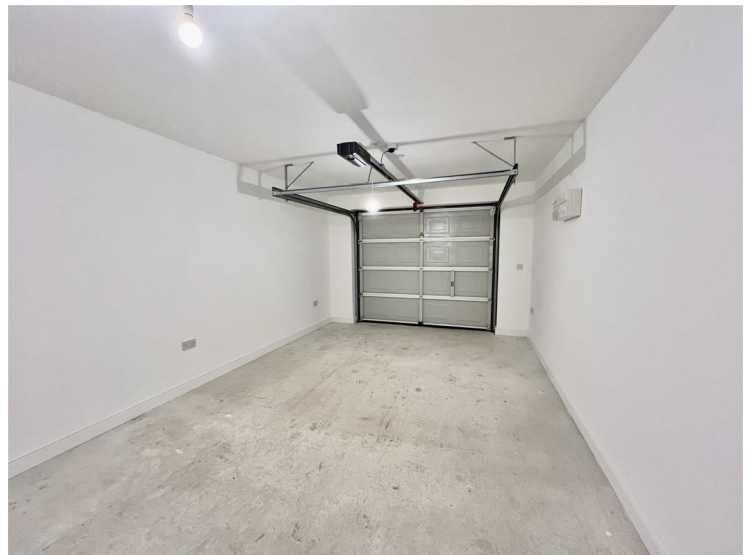
Laminate floor, radiator, downlights and velux window to rear.

## Outside

Gravelled drive to side for several cars, lawned garden with mature boundary hedge planting, side access either side of the property leading to two patio areas and lawned garden.

## Integral Garage

19'7" x 11'10" (5.97 x 3.62)



Electric up and over shutter door.

## Services

Mains electricity, water and drainage.

## NOTE

All photographs are taken with a wide angle lens.

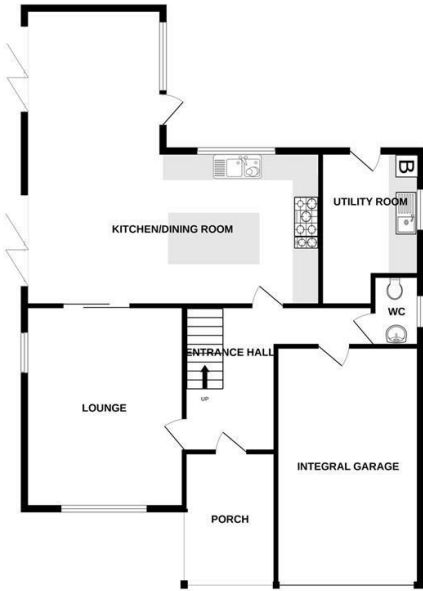
## **AGENTS NOTE**

The property is accessed via a private road which will have a maintenance charge of approx £25pm.

## **Directions**

Leave Ammanford on Wind Street and at the roundabout turn left. Proceed straight over the next mini roundabout and then left at the next. Turn right at the fourth roundabout and proceed over the river bridge, pass the turning into Pentwyn Road then bear left onto Colonel Road. Follow the road to the top of the hill then turn left onto the private road of Llys Dolwerdd and the property will be identified by our For Sale board.

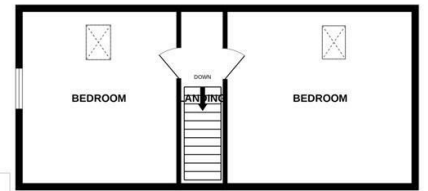
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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			92
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.