

Approximate total area⁽¹⁾
1165.10 ft²
108.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on AJS/SC/0423/OK

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.

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

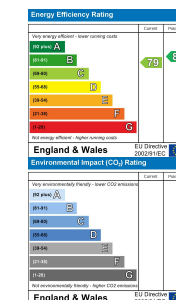
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



28 Delfryn, Capel Hendre, Ammanford, Carmarthenshire, SA18 3TT

- Detached Bungalow
- Bathroom & En-suite
- Driveway, Garage & Additional Parking
- Immaculately Presented Inside & Out
- Oil central heating
- Three Double Bedrooms
- Spacious Lounge/Diner
- Good-sized Rear Garden
- Spacious Plot Which Measures 0.14 Of An Acre
- EPC RATING C



Or Nearest Offer **£284,950**



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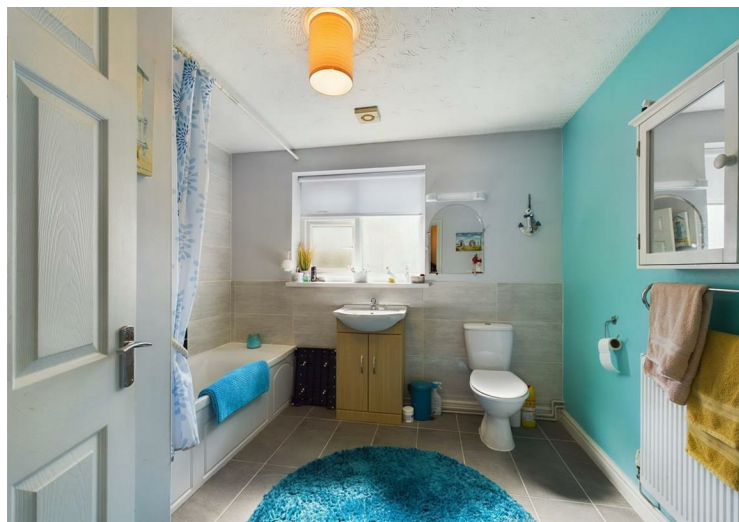
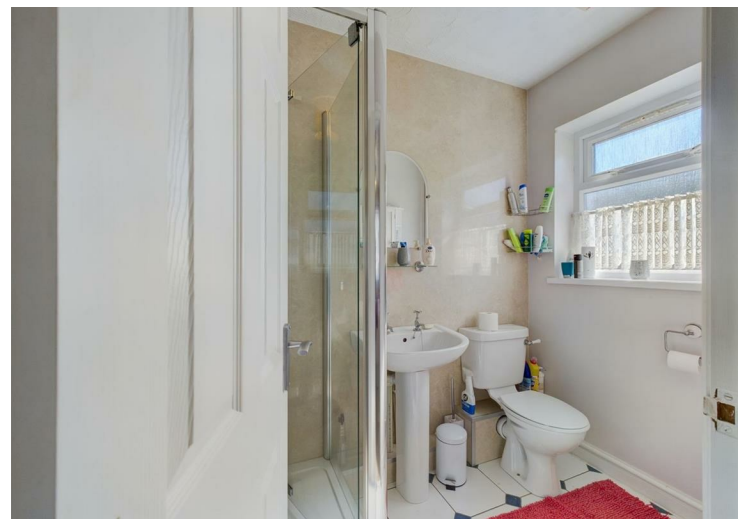


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The Agent that goes the Extra Mile





Perfectly positioned on a spacious corner plot which measure 0.14 of an acre in the charming residential estate of Delfryn, we have for sale this very roomy three bedroom, detached bungalow ready to welcome all potential buyers. Immaculately presented throughout with very spacious rooms, garage, driveway and more additional parking, this bungalow certainly ticks a lot of boxes. Call today on 01269 596659 to arrange a viewing on this beautiful property. EPC RATING C.

Accommodation comprises of : Hallway, airing cupboard, bathroom, kitchen/diner, lounge/diner, utility room, three bedrooms-all with fitted wardrobes and the master bedroom with an en-suite shower room. Externally, set on a spacious plot of 0.14 of an acre with a driveway, garage and additional parking. Beautifully presented rear gardens which comprises of patio, lawn and decking.

The village of Capel Hendre is conveniently situated to the M4 motorway and link roads via the A48 dual carriageway connection at Cross Hands. The main shopping and leisure facilities are located in Ammanford town centre. Out-of-town retailers are located at Cross Hands business park.



HALLWAY

BEDROOM 3/OFFICE
10'11" x 11'10" (3.34 x 3.61)

AIRING CUPBOARD

BEDROOM 1
10'10" x 12'0" (3.31 x 3.67)

EN-SUITE SHOWER ROOM
4'9" x 8'8" (1.47 x 2.65)

BATHROOM

9'7" (max) x 8'9" (max) (2.94 (max) x 2.67 (max))

BEDROOM 2

12'10" (max) x 12'0" (max) (3.93 (max) x 3.67 (max))

KITCHEN/DINER

11'2" x 12'4" (3.41 x 3.76)

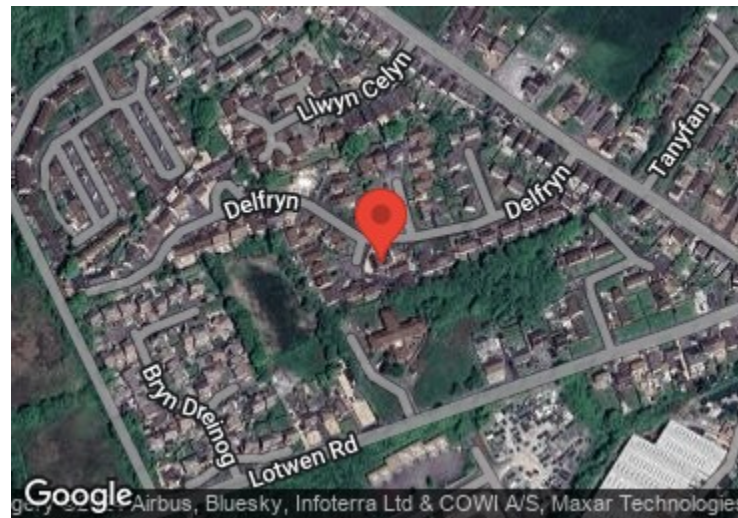
LOUNGE/DINER

17'3" (max) x 17'10" (max) (5.27 (max) x 5.44 (max))

UTILITY ROOM

8'9" x 6'9" (2.69 x 2.08)

GARAGE



DIRECTIONS

At our office head out of Ammanford driving towards "Penybanc", then driving onwards passing past the "Mountain Gate" to the village of "Tycroes". Turn right at "Hendre Road", taking the fifth turning off on your left "Delfryn". Follow the the road along till you get to number 28 on your left.

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