

NEW PRICE



26 Llwynhelyn Close, Capel Hendre SA18 3SS

Offers in the region of £169,950

EER:45 EIR:62

- Three Bed Detached Bungalow
- Open Plan Kitchen/Family Room
- Enclosed Rear Garden
- Ample Parking & Garage
- Ease Of Access To M4 & A48

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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DE/RO/77782/010920

DESCRIPTION

****NO UPPER CHAIN****

A three bedroom modern bungalow situated within easy access of the M4 and A48 on a development in the village of Capel Hendre. The property boasts an open plan kitchen/family room with french doors opening out on to the enclosed rear garden and enjoys a paved driveway providing ample parking and a linked garage. There is LPG gas heating and double glazing. The village itself offers basic amenities with the main shopping and leisure facilities located at Ammanford town centre. Out of town retailers are located at Cross Hands business park.

PORCH

Enter via double glazed patio doors to side, tiled flooring, door to:

KITCHEN/FAMILY ROOM

21'8 x 20'10/15'10
(6.60m x 6.35m)

Fitted with a range of wall and base units, stainless steel sink unit with mixer tap, integrated eye-level electric oven with electric hob and extractor over, integrated dishwasher, plumbing for washing machine, island with storage cupboards, part tiled walls, double glazed patio doors and windows to rear, wall mounted and double panel radiators.

HALLWAY

Storage cupboard LPG boiler, access to loft.

BEDROOM ONE

14' x 9'9 (4.27m x 2.97m)
Double glazed windows to front, double panel radiator.

BEDROOM TWO

12'10 x 7'4 (3.91m x 2.24m)
Double glazed window to front, double panel radiator.

BEDROOM THREE

10'6 x 8'9 (3.20m x 2.67m)
Double glazed window to side, double panel radiator.

BATHROOM

7'2 x 7'3 (2.18m x 2.21m)
Double glazed window to side, panelled bath with mains shower over, WC, wash hand basin set in vanity unit, towel rail, part tiled walls, tiled flooring.

EXTERNALLY

To the front is a paved driveway which provides parking and leads to a **LINK DETACHED GARAGE** with an up and over door and power connected. Side pedestrian access leads to a paved area with step up to a lawned and decked area. Below ground is an LPG gas tank.

SERVICES

We are advised all mains services are connected to the property with LPG gas heating. Please note there is a Wayleave agreement dated 1981.

Please refer to office for more information.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford office, proceed back to the traffic lights turning right into Wind Street. Continue through the village of Penybank and onto Tycroes passing The Mountain Gate Public House on the right hand side and turn right signposted Capel Hendre. Proceed along passing the square in Capel Hendre and take the second left into Delfryn. Proceed through the development where the property will be located on the left hand side as identified by our John Francis For Sale board.