



15 Bryn Dreinog

Capel Hendre, Ammanford, SA18 3RJ

Offers in the region of £350,000



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Entrance Hallway

Entrance via uPVC door with patterned glass, laminate flooring 1 x radiator, 1 x ceiling light. Door leading to integral garage, lounge, downstairs W.C., reception room 2 and kitchen/dinner.

Integral Garage

17'9" x 16'7" (5.42 x 5.06)

Electric up and over door, electric and light supply.

Lounge

15'10" x 11'5" (4.83 x 3.50)

Laminate flooring, uPVC double glazed bay window with fitted vertical blinds, 1 x ceiling fitted light and 1 x radiator.

Reception Room 2

11'5" x 11'8" (3.50 x 3.56)

Laminate flooring, uPVC double glazed window to the rear with fitted vertical blinds, 1 x ceiling light and 1 x radiator.

Kitchen/Diner

21'3" x 8'11" (6.50 x 2.74)

With a range of modern and attractive Wren wall and base units with complementary work surface over, part wall tiles, space for range cooker with electric hood over. 1.5 bowl stainless steel sink and drainer unit with hot and cold mixer tap over, integrated dishwasher. uPVC double glazed window to the rear, uPVC double glazed patio door to the rear, 1 x radiator, integrated fridge, space for dining table and chairs. Door leading to Utility room, 2 ceiling lights, integrated storage cupboard.

Utility Room

8'11" x 5'6" (2.74 x 1.69)

Minimum range of wall and base units, stainless steel sink and drainer unit with mixer tap over with plumbing and space made ready for a washing machine and tumble dryer. 1 x radiator, floor tiles, part wall tiles, ceiling light, 1 x door to the side and space for fridge/freezer.

Downstairs W.C.

6'4" x 3'9" (1.95m x 1.15m)

Featuring a low level flush cistern, pedestal wash hand basin, vinyl flooring, 1 x radiator, part wall tiles, ceiling light.

Staircase and Landing

Laid carpet, 1 x radiator, ceiling light, 1 x attic hatch, doors leading to bedrooms 1 - 4, family bathroom and storage cupboard.

Bedroom 1 with En-Suite

14'10" x 11'11" (4.53 x 3.65)

Large Double bedroom, Laid carpet, 1 x uPVC double glazed window to front with fitted vertical blinds, ceiling light, 1 x radiator, door to En-suite

En-Suite

8'7" x 6'5" (2.63 x 1.97)

Featuring a panelled bath with shower over, pedestal wash hand basin, low level flush cistern, 1 x radiator, vinyl flooring, ceiling light, extractor fan, 1 x uPVC double glazed window with obscured glass, part wall tiles.

Bedroom 2

11'11" x 10'4" (3.65 x 3.17)

Double bedroom, Laid carpet, 1 x uPVC double glazed window to the rear, 1 x radiator, ceiling light.

Bedroom 3

14'4" x 11'3" (4.38 x 3.44)

Large Double bedroom, Laid carpet, 1 x uPVC double glazed window to front, 1 x radiator, ceiling light.

Bedroom 4

14'0" x 11'0" (4.28 x 3.37)

Double bedroom, Laid carpet, 1 x uPVC double glazed window to the rear, 1 x radiator, ceiling light.

Family Bathroom

9'9" x 6'11" (2.98 x 2.12)

Featuring a panelled bath, pedestal was hand basin, low level flush cistern, enclosed shower, vinyl flooring, part wall tiles, 1 x radiator, 1 x uPVC double glazed window with obscured glass, ceiling light and extractor fan.

Externally

Externally and to the front there is a driveway providing off road parking. There is side access which leads to the enclosed rear garden, laid mainly to lawn and patio area,

the rear also boasts several fruit trees. Occupiers may enjoy many hours of sunshine in a quiet environment.

Disclaimer

Disclaimer:

Disclaimer general information:

Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 91.3 sq.m. (982 sq.ft.) approx

Total floor area 171.9 sq.m. (1,850 sq.ft.) approx



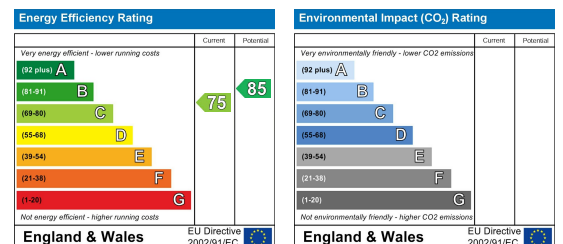
First Floor

Floor area 80.6 sq.m. (868 sq.ft.) approx

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.