



25 Llwyncelyn, Capel Hendre

£225,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

25 Llwynceilyn, Capel Hendre

A three bedroom detached bungalow situated on a development in the village of Capel Hendre and within easy access of the M4 and A48. There is electric heating and double glazing. Externally, the property enjoys a paved driveway, single garage and an enclosed rear garden.

The village of Capel Hendre is conveniently located to the M4 motorway and link roads, out of town retailers are located at Cross Hands business park with the main shopping and leisure facilities located at Ammanford town centre. Internal viewing is highly recommended to fully appreciate this property.





Accommodation:

Entrance Porch:

Entrance via double glazed patio doors, door to:

Entrance Hallway

Laminate flooring, cupboard housing hot water tank.





Lounge/Dining Room

5.13m x 3.89m (16'10" x 12'9")

Double glazed French doors to rear, electric heater.

Kitchen

3.61m x 2.59m (11'10" x 8'6")

Double glazed window & door to side, fitted with a range of wall & base units, sink & draining board unit, built-in electric oven, hob, extractor an over, plumbing for washing machine, part tiled walls.

Bedroom One

4.29m x 2.95m (14'1" x 9'8")

Two double glazed windows to front, electric heater.

Bedroom Two

3.28m x 2.92m (10'9" x 9'7")

Double glazed window to rear, electric heater.

Bedroom Three

3.91m x 2.16m (12'10" x 7'1")

Double glazed window to front, electric heater.

Bathroom

Double glazed window to side, heated towel rail, suite comprising panelled bath with shower over, WC, sink in vanity unit.

Externally

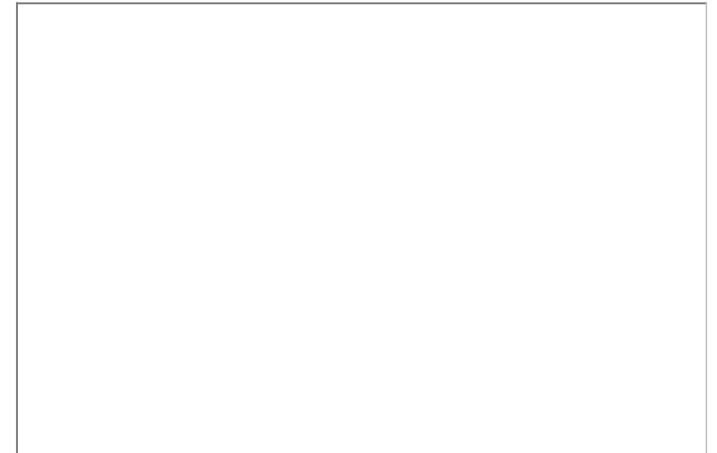
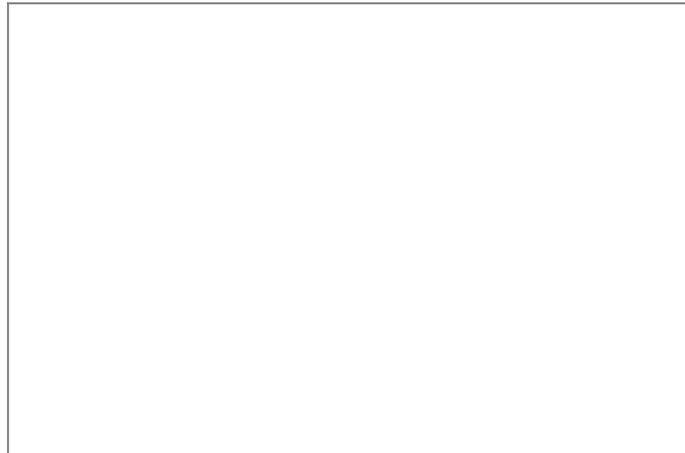
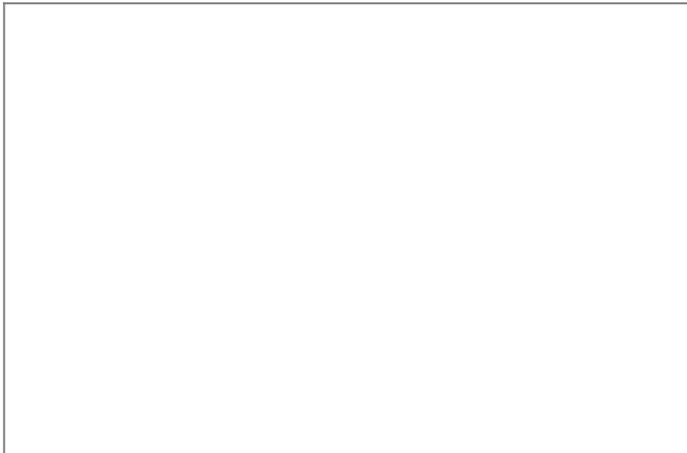
Paved driveway leading to garage with up-and-over door, side pedestrian access to an enclosed & fairly low maintenance rear garden comprising paved patio area, gravelled area with orders of shrubs, greenhouse, storage shed.

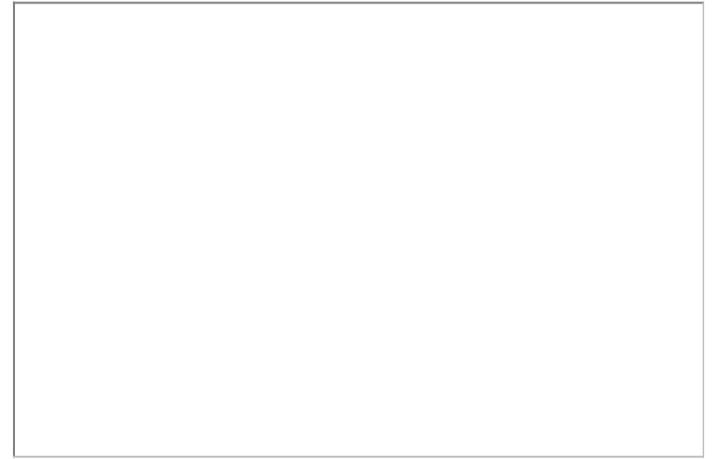
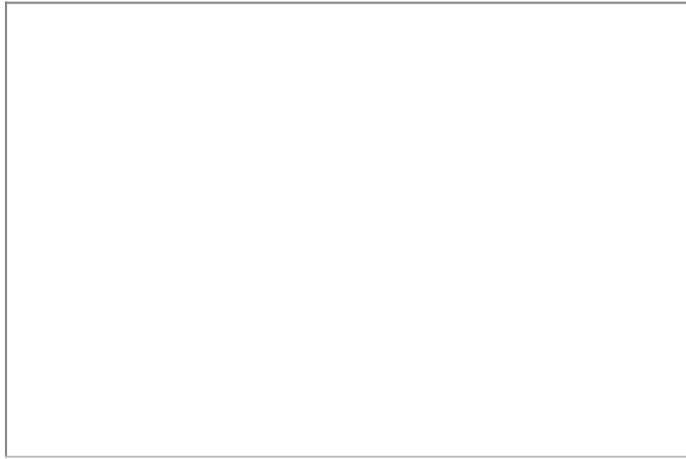
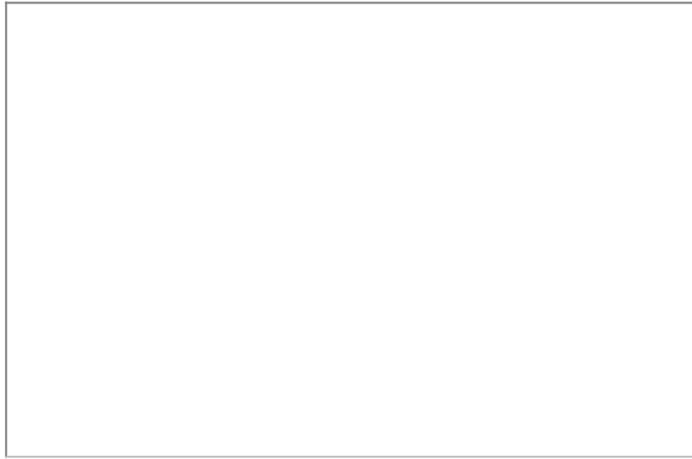
Services

We are advised the mains services are connected. Electric heating.

Tenure

Freehold





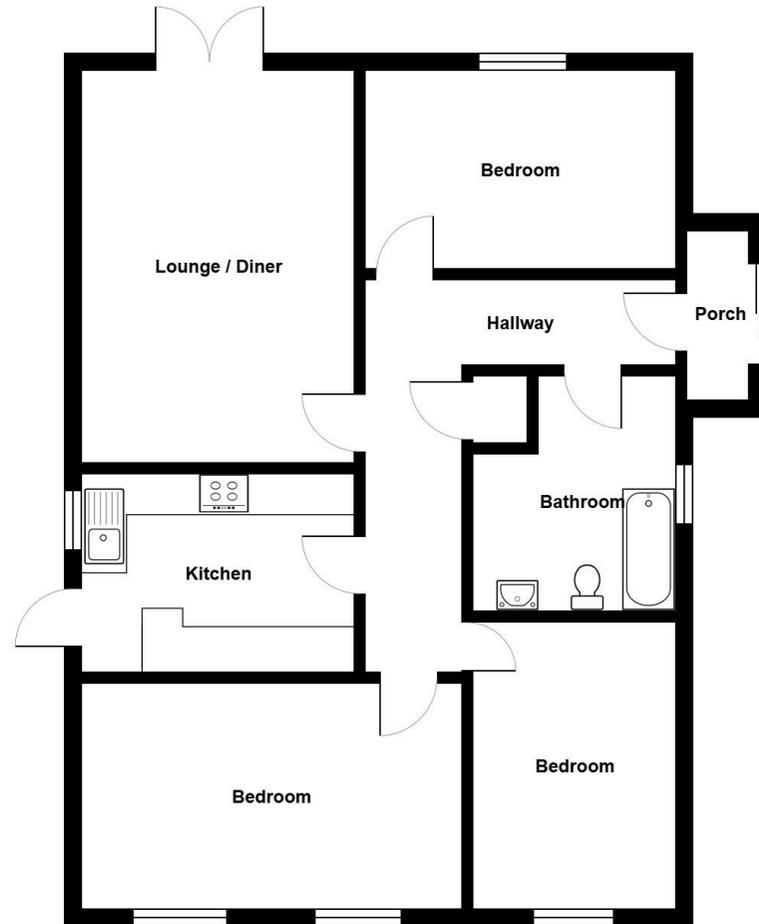
Council Tax

Band C

Disclaimer

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128