



Hendre Road, Capel Hendre, Ammanford, SA18

Offers In Region Of £299,950



Calow Evans
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Hendre Road, Capel Hendre, Ammanford, SA18

This detached property is set back from the main road in the village of Capel Hendre. It features three bedrooms, a first-floor bathroom, and a ground-floor WC. The home includes a sunroom, two reception rooms, and benefits from oil-fired central heating and double glazing. Externally, there is a gated driveway providing ample parking, detached garage & a fairly private rear garden. This comfortably sized family home provides easy access to the M4 motorway and nearby link roads. Capel Hendre offers good basic amenities, with additional out-of-town retailers located at the Cross Hands business park. The main shopping and leisure facilities can be found in the town centre of Ammanford.





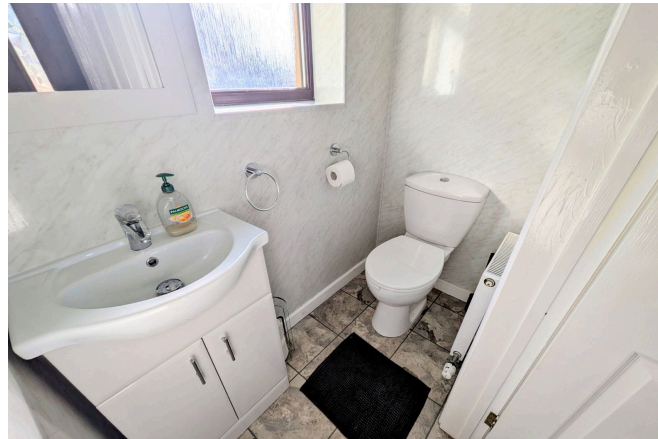
Accommodation:

Entrance Porch

Double glazed window, laminate flooring, single panel radiator.

Cloakroom

Double glazed window to side, WC, wash hand basin in vanity unit, single panel radiator.





Entrance Hall

Double glazed window to side, understairs storage cupboard, stairs to first floor, double panel radiator.

Lounge

4.78m x 3.78m (15'8" x 12'5")

Double glazed window to front, feature fireplace with wooden surround and electric fire, double panel radiator, opening to dining room.

Dining Room

3.35m x 2.79m (11'0" x 9'2")

Double glazed French doors to sunroom, laminate flooring, double panel radiator.

Sunroom

3.15m x 3.4m (10'4" x 11'2")

Double glazed door to side, double glazed window to rear, double panel radiator.

Kitchen

3.33m x 2.77m (10'11" x 9'1")

Double glazed window to rear, double glazed glass panel door to side, fitted with a range of wall and base units, cooker space with extractor fan over, part tiled walls, plumbing for washing machine, 1½ bowl sink unit and draining board, laminate flooring, double panel radiator.

First Floor Landing

Double glazed obscure window to side, entrance to loft.

Bedroom One

3.89m x 2.67m (12'9" x 8'9")

Double glazed window to front, fitted wardrobes, single panel radiator.

Bedroom Two

4.06m x 2.74m (13'4"/11'1" x 9'0")

Double glazed window to rear, pair of built in cupboards housing oil boiler providing domestic hot water and central heating, single panel radiator.

Bedroom Three

3.35m x 2.9m (11'0"/7'7" x 9'6")

Double glazed window to front, double panel radiator.





Bathroom

Double glazed obscure window to rear, suit comprises panelled bath with mains shower & rain shower, WC, wash hand basin in vanity unit, tiled walls, heated towel rail.

Externally

Side driveway leading to single garage with up and over door, double glazed window and door to side and electricity connected, attached workshop with double glazed door to side. Private rear garden with woodlands and stream to the rear, paved patio, garden mainly laid to lawn.

Externally

We are advised all mains services are connected, oil fired central heating.



Tenure

Freehold.

Council Tax

Band D

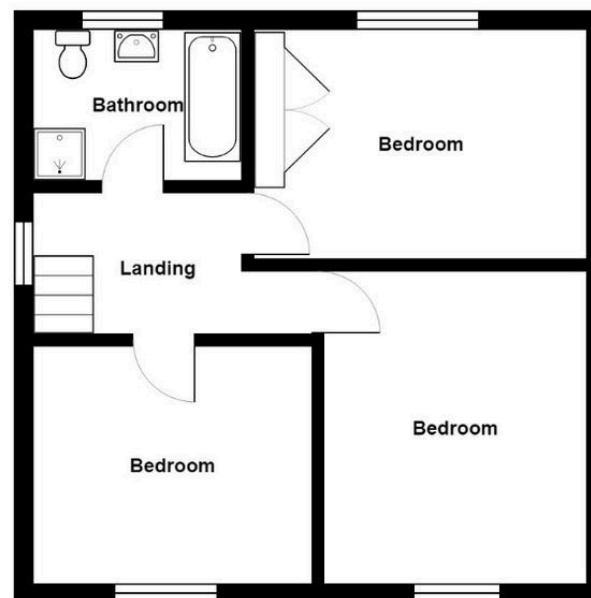
Broadband/Mobile Phone Coverage

We are advised that superfast broadband and mobile phone coverage is available in this area.



Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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