



Heol Lotwen, Capel Hendre, Ammanford, SA18

Offers In Region Of £269,950



Calow Evans
Estate Agents

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Heol Lotwen, Capel Hendre, Ammanford, SA18

A beautiful well kept property and landscaped gardens situated in a convenient location to the M4 motorway and link road in the village of Capel Hendre. The property provides three bedroom accommodation with en-suite facilities, ample parking for several vehicles, garage, summerhouse and more.





Entrance Hallway:

Dado rail to half way, built in cupboard with shelving, entrance to loft with drop down ladder to loft access providing storage with electricity connected, single panel radiator.

Lounge:

4.39m x 2.92m (14'5" x 9'7")

Double glazed windows to front and side, wall mounted electric fire, dado rail to half way, double panel radiator.

Kitchen:

3.58m x 3.12m (11'9" x 10'3")

Double glazed window to side, fitted with a range of wall and base units, single bowl sink unit and draining board, electric hob and oven with extractor fan over, part tiled walls, laminate flooring, dado rail to half way, single panel radiator.





Rear Lobby/Utility Room:

3.89m x 1.22m (12'9" x 4'0")

Double glazed glass door to side, LPG boiler providing domestic hot water and central heating, plumbing for washing machine, single panel radiator.

Bedroom One:

4.24m x 3.86m (13'11" x 12'8")

Double glazed patio doors to side opening out to decking area, downlighters, double panel radiator.

En-Suite:

2.26m x 1.83m (7'5" x 6'0")

Double glazed obscure window to side, suite comprises panelled jacuzzi bath with hand held shower unit and shower over, WC, pedestal wash hand basin, tiled floor, part tiled walls, double panel radiator.



Dressing Room/Study:

2.26m x 1.85m (7'5" x 6'1")

Double glazed window to rear, laminate flooring, single panel radiator.

Bedroom Two:

3.38m x 3.05m (11'1" x 10'0")

Double glazed window to front, single panel radiator.

Bedroom Three:

3.02m x 2.72m (9'11" x 8'11")

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



Bathroom:

2.29m x 2.06m (7'6" x 6'9")

Double glazed obscure window to rear, suite comprises panelled bath with jacuzzi and shower over, WC, pedestal wash hand basin with fixed mirror above, part tiled walls, tiled floor, double panel radiator.

Externally:

The property is tucked away behind hedging which provides the property with a great deal of privacy, front garden laid to lawn, side stone driveway providing ample parking leading to single garage with barn doors and electricity connected. A beautiful well kept landscaped garden laid with a raised decking patio with balustrading, lawned gardens and stone footpath leading to a feature fish pond with decorative wooden garden bridge, summer house with a decking patio with balustrading, outside tap, side lawned garden .

Services:

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Tenure:

Freehold.

Council Tax:

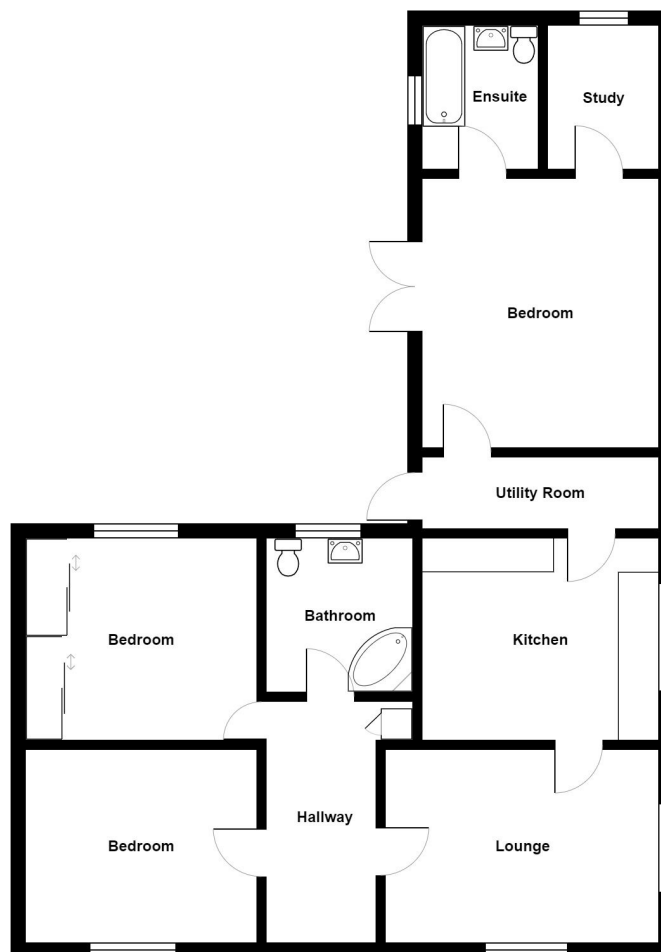
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Directions:

From our office in Ammanford proceed in the direction of Llandeilo, take the third left turning onto Station Road then take the second left turning passing Coleg Sir Gar. Continue onto Dyffryn road and proceed onto the village of Saron. On reaching the traffic lights on the square proceed straight ahead onto Heol Lotwen whereby the property will be located on the left hand side.

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.



All measurements are approximate and for display purposes only



Address

38 College Street,
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Office Contact

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