



Small Holding 2-50 Acres (EPC Rating: C) Freehold

BLACKLION ROAD, CAPEL HENDRE, AMMANFORD, SA18 3SD

Offers In The Region Of

£479,500

4 Bedroom Small Holding 2-50 Acres located in Ammanford

Viewing is highly recommend on this immaculate detached bungalow with 10 acres of land, conveniently located on the fringe of the village of Capel Hendre approximately 3 miles from Ammanford Town Centre with all it's amenities for shopping, leisure, schools and good transport links to the M4 Motorway, set within a small holding of approximately 10 acres offering commanding south facing views towards Betws Mountain. The versatile accommodation offers entrance porch, hallway, lounge/dining room, kitchen/breakfast room, utility room, conservatory, master bedroom with en-suite, 3 further bedrooms and family bathroom. Externally there are spacious grounds with brick paved patio area, enclosed rear level courtyard, dutch style barn, workshop, leading to approximately 6 acres of pasture paddock and approximately 4 acres of attractive mature woodland bordered by a stream. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band- E. Freehold. EPC - C76

Ground Floor

With private driveway leading to....

Entrance Porch

With fully glazed doors leading into...

Hallway

19'1" x 3'2"

With radiator.

Lounge/Dining Room

19'5" x 11'8"

With coved ceiling, laminate flooring, feature fireplace with chimney breast and inset gas fire, second fireplace with wood burning stove, French Doors with windows either side opening into...

Conservatory

16'7" x 7'11"

With electric points, tiled floor, one third brick and remaining uPVC glass windows with glass roof and door leading to the front of the property.

Kitchen/Breakfast Room

12'11" x 10'5"

With a range of modern base and wall units, one and half bowl stainless steel sink unit with mixer tap, electric hob with extractor above and oven below, integrated dish washer, space for American style fridge/freezer, radiator, coved ceiling, breakfast bar area, laminate flooring, part tiled walls, door leading into utility room, window to the rear of the property.

Utility Room

13'9" x 5'2"

With a range of base and wall units, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls tiled floor and door leading to the rear of the property.

Master Bedroom

15'7" x 11'2"

With radiator, coved ceiling, ceiling fan, built-in double door wardrobe, laminate flooring window to the front of the property.

En-Suite

9'3" x 3'8"

With coved ceiling, low flush WC, pedestal wash hand basin, shower cubicle, heated towel rail, fully tiled walls, laminate flooring.

Bedroom 2

15'0" x 11'8"

With radiator, coved ceiling, built-in double door wardrobe, storage cupboard, laminate flooring and window to the rear of the property.

Bedroom 3

11'8" x 9'10"

With radiator, coved ceiling, laminate flooring and window to the rear of the property.

Reception Room/Bedroom4

9'3" x 9'3"

Currently being used as an office, radiator, coved ceiling, laminate flooring, window to the front of the property.

Family Bathroom

9'4" x 6'11"

With low flush WC, vanity wash hand basin, bath with handheld shower attachment, shower cubicle, heated towel rail, radiator, fully tiled walls, tiled floor and window to the rear of the property.

External

The property is accessed via a private driveway, with level enclosed courtyard and brick paved patio to the rear and to the side a Dutch style barn (timber frame with corrugated iron overlay) and workshop. Bordering the bungalow is a pasture paddock of approximately 6 acres leading to attractive mature woodland of approximately 4 acres that borders a stream. All with south facing fine views over Betws Mountain.

Services

Mains, gas, electricity, water and drainage. Septic Tank

Council Tax

- Band E

TENURE

Freehold

**NOTE**

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

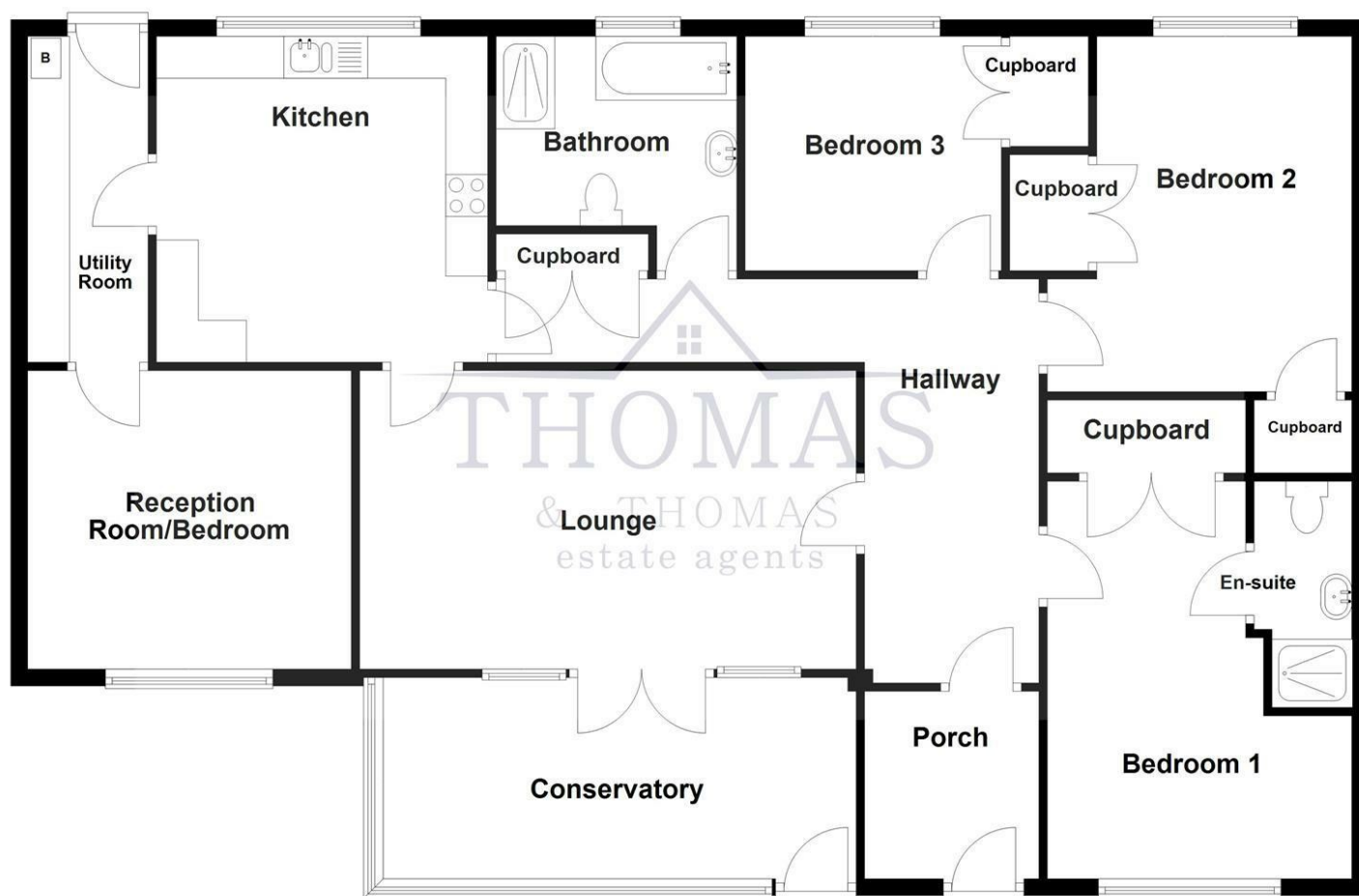
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Directions

Leave Ammanford via Wind Street, go straight through the traffic lights, and continue for approximately 3 miles towards Tycroes. After passing Mountain Gate, take the first right turn signposted for Capel Hendre. Continue for about 2 miles, then take the left turn onto Black Lion Road for 0.1 mile. Take the first right and the property will be ahead.



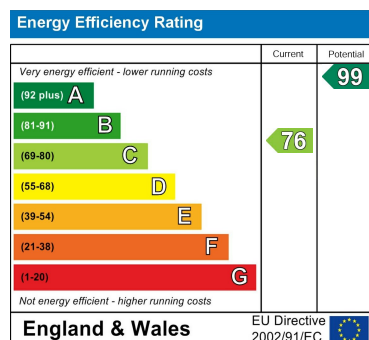
Ground Floor



Council Tax Band

E

Energy Performance Graph



Call us on

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ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

