



172 Hendre Road, Capel Hendre, Ammanford, SA18 3LF

Offers in the region of £325,000

Detached bungalow set in an elevated position in the village of Capel Hendre, within easy access of the M4 motorway making the major towns of Carmarthen, Llanelli and Swansea within easy travelling distance. The village of Capel Hendre offers a village store with post office, cafe and a pub and Ammanford town centre is approximately 3 miles distant.

Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms, bathroom and conservatory. The property benefits from gas central heating, mostly uPVC double glazing, off road parking and enclosed rear garden with southerly aspect.

Ground Floor

uPVC double glazed entrance door

Entrance Hall

with 2 radiators, textured and coved ceiling, hatch to roof space, laminate floor and built in cupboard.

Lounge

12'0" red to 10'2" x 22'10" (3.68 red to 3.1 x 6.97)



with multi fuel burner in feature fire place, radiator and uPVC double glazed window and twin paned uPVC double glazed window.

Dining Room

12'10" x 10'0" (3.93 x 3.06)



with radiator, laminate floor, textured and coved ceiling and uPVC double glazed window to front

Kitchen

10'0" x 13'0" (3.06 x 3.98)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, four ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine and dishwasher, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to side and door to side.

Utility

6'2" x 10'1" (1.88 x 3.08)

with range of fitted base units, wall mounted gas boiler providing domestic hot water and central heating, radiator, textured and coved ceiling, glass block window to Conservatory and door to rear.

Conservatory

11'11" inc to 14'7" x 16'10" (3.65 inc to 4.45 x 5.14)



with radiator, laminate floor and uPVC double glazed windows and French doors.

Bedroom 2

11'8" x 10'7" (3.56 x 3.25)



with built in wardrobe, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 1

11'8" x 11'8" (3.56 x 3.58)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

7'11" x 11'9" (2.42 x 3.60)



with laminate floor, radiator, textured and coved ceiling and glass block window to rear into Conservatory.

Bathroom

6'6" x 8'1" (1.99 x 2.47)



with low level flush WC, pedestal wash hand basin, panelled bath with dual head shower over, glass shower screen, heated towel rail, tiled walls, tiled floor, textured ceiling, extractor fan and uPVC double glazed window to side.

Outside



with tarmac drive for several cars to front, side access either side of the property to southerly aspect rear garden with patio areas, lawned area, flower beds and block built shed with power and light.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

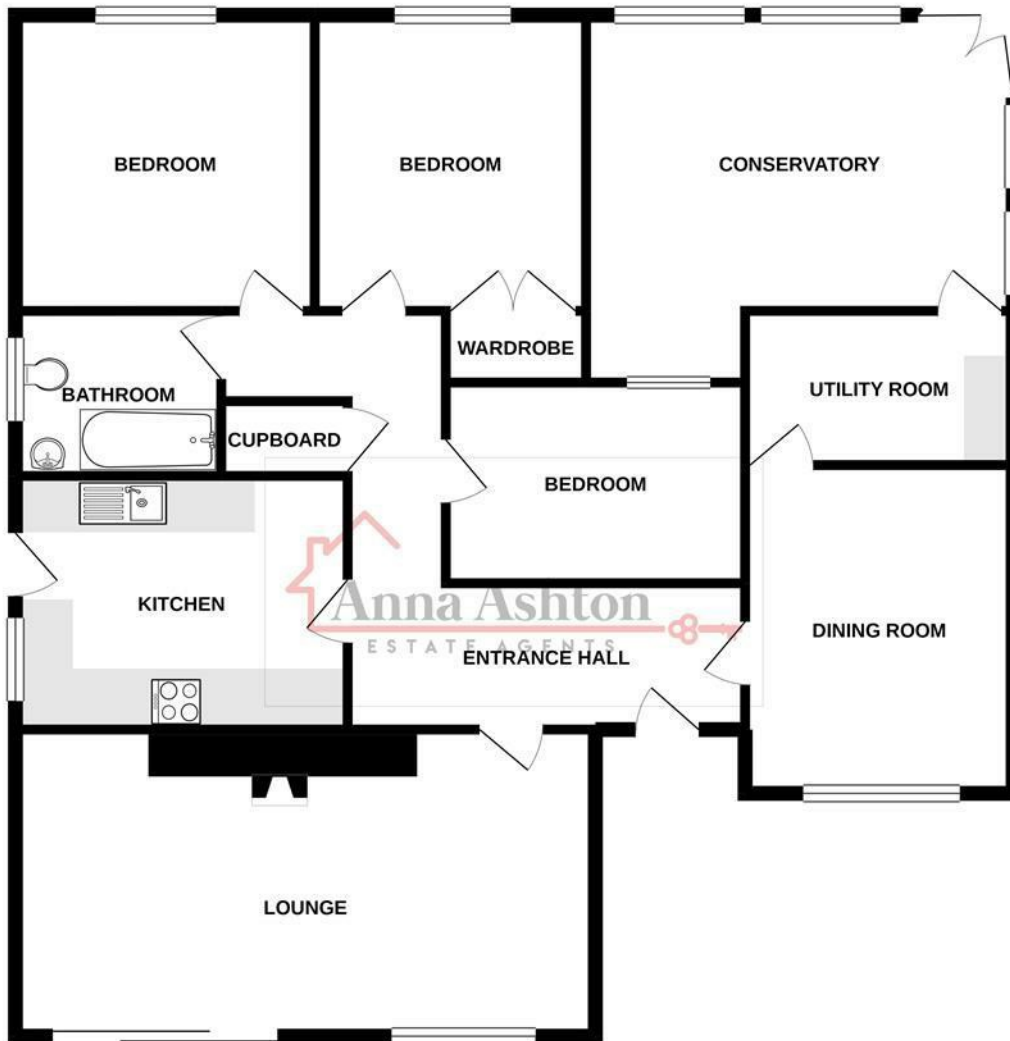
NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind street and follow the road for approximately 2 miles, turn right onto Hendre Road and travel for a further mile or so and as you start to climb the hill in Capel Hendre the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.