



2 Clos Yr Hendre, Capel Hendre, Ammanford, SA18 3NN

Offers in the region of £255,950

A detached bungalow set in a cul de sac of mixed style properties, within the village of Capel Hendre, close to local amenities and with easy driving distance of Ammanford town centre and the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space, built in cupboard, radiator and textured and coved ceiling.

L Shaped Lounge/Diner

10'0" ic to 21'9" x 15'10" red to 9'11" (3.07 ic to 6.65 x 4.84 red to 3.04)



with electric fire in feature surround, 2 radiators, textured and coved ceiling and large uPVC double glazed window to front and French doors to rear.

Kitchen

9'5" x 10'10" (2.89 x 3.32)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, integrated fridge, built in cupboard with radiator and slatted shelves, part tiled walls, textured and coved ceiling and uPVC double glazed window and door to rear.

Bedroom 1

11'9" x 10'7" (3.59 x 3.24)



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

Bedroom 2

9'6" x 10'7" (2.91 x 3.23)



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

Bedroom 3

7'11" x 7'6" (2.42 x 2.30)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

Shower Room

5'9" x 7'8" (1.76 x 2.35)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, tiled walls, shaver point, radiator, textured and covered ceiling and uPVC double glazed window to rear.

Outside



with gravelled and paved garden to front, tarmac drive to side leading to garage with up and over door and door to side, side access to rear garden with store room at the back of the garage with power and light connected, free standing oil boiler providing domestic hot water and central heating, lawned area, paved area, flower borders and outside light and tap.

Services

Main electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College street then turn third left into Station Road. Turn second right and proceed up the hill and travel for approximately 3 miles to the cross roads in Capel Hendre. Turn left then left again into Clos Yr Hendre and 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 | | | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | |
| (39-54) E | | | |
| (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.