



146 Waterloo Road, Capel Hendre, Ammanford, SA18 3RY

Offers in the region of £120,000

A semi detached house in need of modernisation set within the village of Capel Hendre close to local amenities, approximately 4 miles from Ammanford town centre and 3 miles from the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, downstairs bathroom and 3 bedrooms. The property benefits from mostly uPVC double glazing and rear garden.

Ground Floor

Wooden entrance door to

Porch

with dado rail, coved ceiling and door to

Entrance Hall

with stairs to first floor, radiator and coved ceiling.

Lounge/Diner

22'4" x 10'11" red to 10'5" (6.82 x 3.35 red to 3.18)



with 2 radiators, coved ceiling and uPVC double glazed window to front and rear.

Kitchen

12'5" x 9'6" (3.81 x 2.91)



with range of fitted base and wall units, stainless steel sink unit with original taps, hob, extractor, oven, fireplace with back

boiler, under stairs cupboard, part tiled walls, coved ceiling and uPVC double glazed window to side and door to side.

Downstairs Bathroom

9'6" x 9'5" (2.91 x 2.88)



with low level flush WC, pedestal wash hand basin, bath with electric shower over, built in cupboard with hot water cylinder, tiled walls, textured ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space and coved ceiling.

Bedroom 1

10'11" x 14'2" (3.35 x 4.32)



with coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

11'10" x 9'6" (3.62 x 2.90)



with coved ceiling and uPVC double glazed window to side.

Bedroom 3

11'10" red to 10'9" x 8'5" (3.61 red to 3.30 x 2.57)



with coved ceiling and uPVC double glazed window to rear.

Outside



with side access to rear garden with stone built workshop with base units, low level flush WC and sink unit and over grown lawned garden.

Services

Mains electricity, water and drainage.

Council Tax

Band C

NOTE

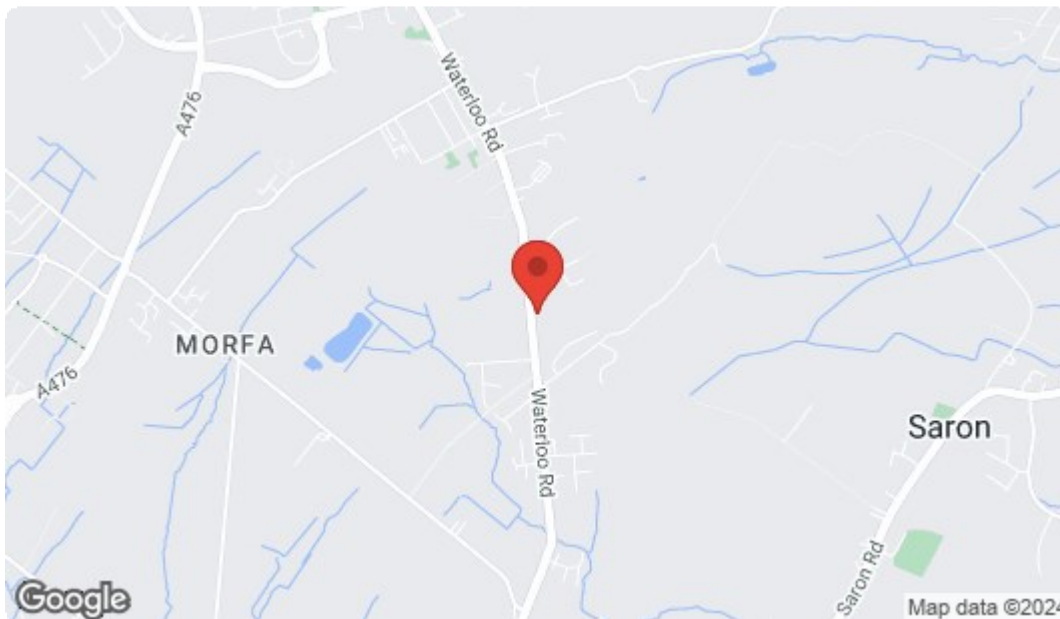
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas and the property can be found on the left hand side, identified by our For Sale board.



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.