



32 Bryn Dreinog, Capel Hendre, Ammanford, SA18 3RJ

Offers in the region of £275,000

A detached house situated on an estate of modern properties in the village of Capel Hendre, close to local amenities, approximately 3 miles from Ammanford town centre and within easy travelling distance of the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility room, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, attached garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured and covered ceiling.

WC

7'8" x 2'10" (2.34 x 0.87)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, textured ceiling and uPVC double glazed window to side.

Lounge

16'6" x 11'8" (5.03 x 3.58)



with electric fire in feature surround, radiator, textured and covered ceiling and uPVC double glazed French doors to rear. Double doors to

Sitting Room

12'2" x 8'8" (3.72 x 2.65)



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

Kitchen

12'4" x 9'3" (3.76 x 2.83)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window to rear.

Utility Room

6'5" x 6'7" (1.96 x 2.02)

with range of fitted base units, stainless steel single drainer sink unit with mixer taps,

plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, textured ceiling and composite door to side.

First floor

Landing

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

Bedroom 1

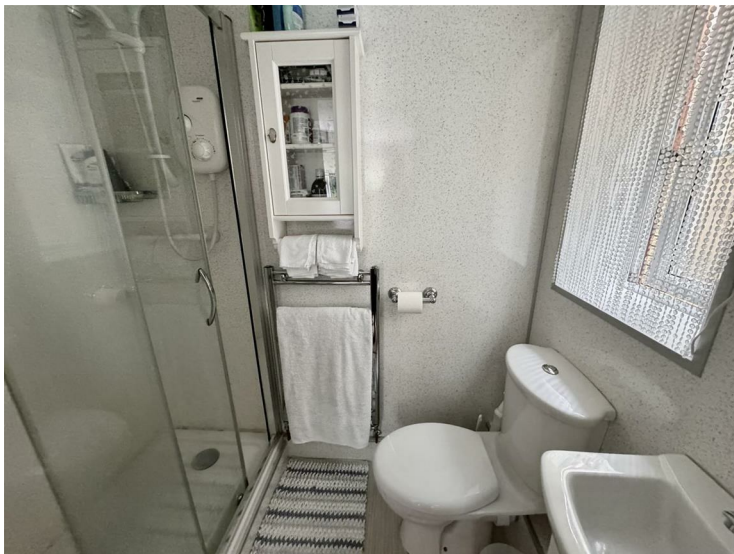
11'10" x 10'7" (3.61 x 3.24)



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

En Suite

3'10" x 6'4" (1.19 x 1.94)



with low level flush WC, vanity wash hand basin with cupboard under, shower

enclosure, Respatex walls and ceiling, heated towel rail, extractor fan and uPVC double glazed window to side.

Bedroom 2

9'0" x 10'8" (2.76 x 3.27)



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

Bedroom 3

12'5" x 8'11" (3.79 x 2.72)



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

Bedroom 4

11'1" x 7'6" (3.39 x 2.30)



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

Bathroom

6'5" x 6'5" (1.97 x 1.98)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with lawned and gravelled garden to front, Garage with up and over door and side access to enclosed rear garden with paved patio and lawned garden.

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 College Street, turn third left into Station Road then second right. Proceed over the level crossing and follow the road for approximately 3 miles to the cross roads in Capel Hendre. Drive straight over the cross roads onto Lotwen Road then turn second right into Bryn Dreinog and take the first right (main road) and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST 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			100
(92 plus) A			
(81-91) B		76	
(69-80) C			
(55-68) D			
(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.