



144 Hendre Road, Capel Hendre, Ammanford, SA18 3LE

Offers in the region of £274,995

Welcome to this charming semi-detached house located on Hendre Road in the picturesque village of Capel Hendre, Ammanford.

This delightful property boasts two spacious reception rooms each with log-burning fireplaces, perfect for entertaining guests or simply relaxing with your loved ones.

With a beautifully presented kitchen complete with built-in dining furniture, fitted appliances, and a walk-in pantry.

Leading to a large utility room/conservatory and also flowing out through French doors into the rear courtyard.

With three cozy double bedrooms, all of which benefiting from built-in storage/wardrobes there is ample space for a growing family or for those who enjoy having a guest room or a home office. There is a well-appointed bathroom, ensuring convenience and comfort for all residents.

A standout feature of this lovely home is the almost disproportionately large garage and workshop, fully insulated with power it provides a space for all that you might see fit, be it several vehicles, DIY projects, hobbies, or simply masses of storage.

Additionally, the property offers ample off-road parking for several vehicles, making it ideal for families with multiple cars.

Outside, to the rear of the garage/workshop, you will find a further charming garden with a large patio area, being fully lit at night and a south-facing suntrap by day, you can unwind and relax in the fresh air. Whether you simply enjoy al fresco dining, this outdoor space is sure to be a delightful retreat.

Of note, the property is fitted with a fully owned solar array and a brand-new air source heating system.

Don't miss the opportunity to make this house your home which has been modernised to a very high standard throughout. Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

Ground Floor

uPVC double glazed entrance door and uPVC double glazed window to front.

Entrance Hall

with stairs to first floor, wood floor, radiator and coved ceiling.

Lounge

14'11" x 11'3" (4.56 x 3.43)



with log burner in Inglenook style fireplace, feature stone wall, wood floor, radiator, coved ceiling and uPVC double glazed window to front.

Sitting Room

14'11" x 9'5" (4.57 x 2.88)



with log burner on slate hearth, wood floor, radiator and uPVC double glazed window to front.

Kitchen/Diner

7'8" x 26'4" (2.36 x 8.03)



with range of fitted base units, one and a half bowl sink unit with monobloc tap, 4 ring induction hob with oven under, integrated automatic dishwasher, part tiled walls, tiled floor, radiator and uPVC double glazed window, door and French doors to rear.

Pantry - 1.35 x 0.85

Utility (L Shaped)

9'2" red to 3'8" x 16'4" red to 8'3" (2.80 red to 1.13 x 4.98 red to 2.53)



with plumbing for automatic washing machine, tiled floor, polycarbonate roof and uPVC double glazed windows to side and rear and uPVC double glazed door to side.

First Floor

Landing

with hatch to roof space, built in cupboard with radiator and slatted shelves, radiator, coved ceiling and uPVC double glazed window to front.

Bathroom

7'11" x 9'9" (2.43 x 2.98)



with low level flush WC, vanity wash hand basin with cupboards under, corner shower cubicle with dual head rainfall mains shower, corner Jacuzzi bath with central taps, part tiled walls, heated towel rail, downlights and uPVC double glazed window to rear.

Bedroom 1

14'7" into robe x 10'7" (4.46 into robe x 3.24)



with 2 built in cupboards, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

14'7" into robe x 9'4" (4.46 into robe x 2.86)



with 2 built in wardrobes, radiator and uPVC double glazed window to front.

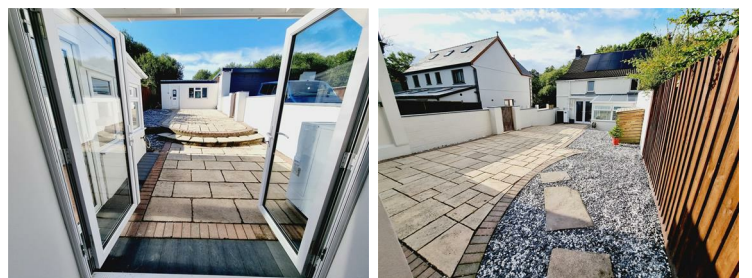
Bedroom 3

7'8" x 12'6" (2.34 x 3.83)



with built in cupboard, radiator and uPVC double glazed window to rear.

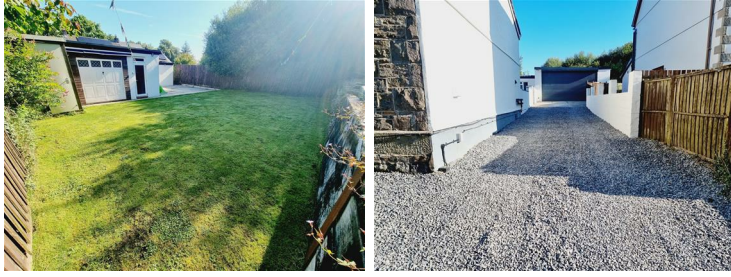
Outside



with gravelled parking to front and side for several cars leading to enclosed garden

with paved patio areas and lawned garden behind the garage/Workshop

Outside Pictures



Directions

Leave Ammanford on Wind Street and travel for approximately 2 miles to the village of Tycroes. Turn right, signposted for Capel Hendre and travel for approximately 1 mile and the property can be found on the left hand side, identified by our For sale board.

Cavity Block Garage

31'6" x 21'5" (9.61 x 6.54)



with insulated roofing, power and light connected, insulated aluminium electric roller door to front, up and over door to rear and uPVC double glazed door to rear.

Cavity Block workshop

16'8" x 10'0" (5.09 x 3.07)



with uPVC double glazed window and door to front. Opening to garage.

Services

Mains electricity, water and drainage. Air Source heat pump, array of solar panels.

Council Tax

Band C

NOTE

All photographs are taken with a wide angle lens.

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		94	100
(92 plus) A			
(81-91) B			
(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.