



5 Waterloo Road, Capel Hendre, Ammanford, SA18 3SF

Offers in the region of £259,950

A detached bungalow 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, kitchen, dining room, 3 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space, built in cupboard, 3 wall lights and textured ceiling.

Lounge

12'11" x 16'9" (3.95 x 5.12)



with electric fire in feature surround, radiator, textured ceiling and uPVC double glazed window to front.

Dining Room

8'5" x 12'11" (2.59 x 3.95)



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

Kitchen

9'6" x 11'1" (2.92 x 3.40)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating, built in cupboard, part tiled walls, textured ceiling and uPVC double glazed window to rear and door to side.

Bedroom 1

8'11" x 12'11" (2.73 x 3.94)



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

Bedroom 2

10'9" x 12'10" (3.30 x 3.92)



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

Bedroom 3

9'11" x 8'11" (3.03 x 2.74)



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

Wet Room

5'8" x 9'2" (1.74 x 2.80)



with low level flush WC, pedestal wash hand basin, electric shower, Respatex walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with tarmac drive to side, brick paved turning area, gravelled garden and side access to rear garden with lawned area and potential garage.

Services

Mains electricity, water and drainage.

Council Tax

Band D

NOTE

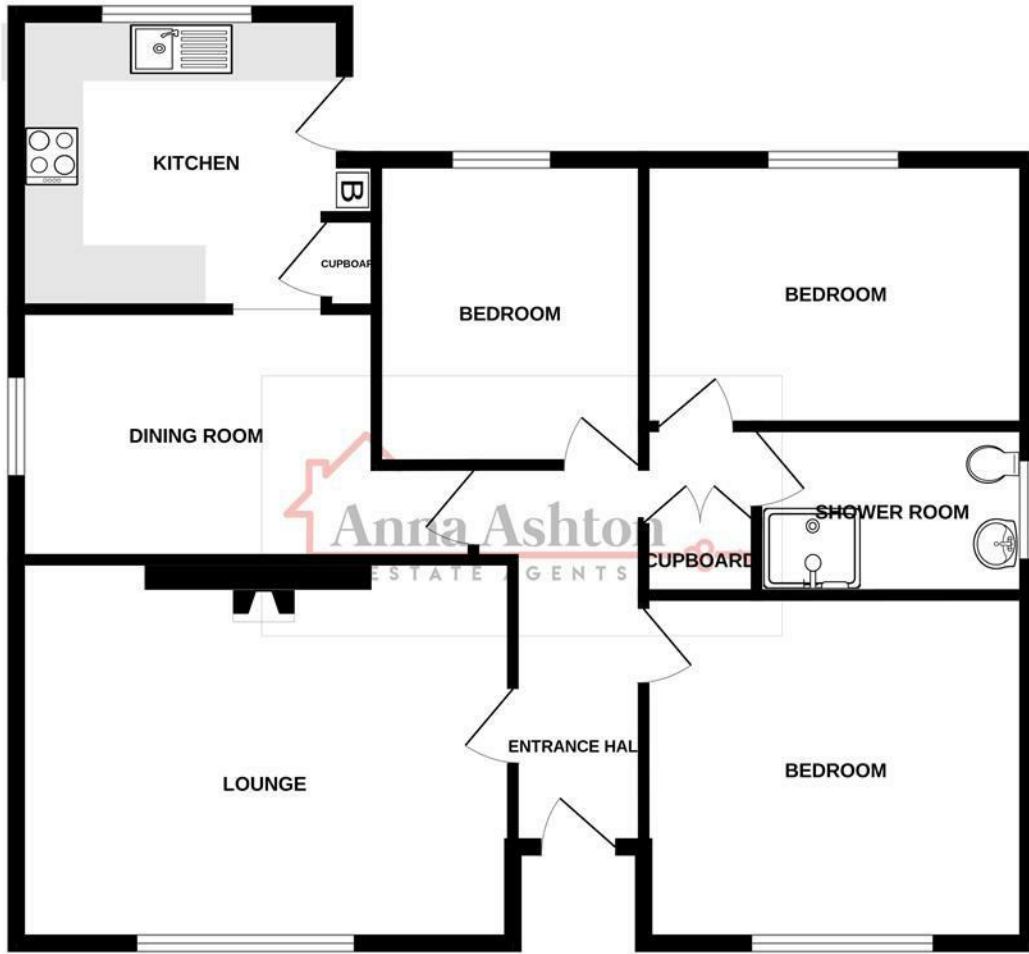
All photographs are taken with a wide angle lens.

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 the bungalow is the first on your right 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		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.