



**19 Waterloo Road, Capel Hendre, Ammanford, SA18 3SF**

**Offers in the region of £425,000**

A well presented 4 bedroom detached house 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, sitting room, kitchen diner, utility room, sun room, downstairs shower room, 4 bedrooms and family bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for several cars, front and rear gardens and former Annex.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with open tread stairs to first floor, under stairs cupboard with alarm system installed, wood floor, radiator and coved ceiling.

## Lounge

18'8" x 11'9" (5.69 x 3.59)



with wall mounted electric fire, wood floor, radiator, spotlights, coved ceiling and uPVC double glazed window to side and front.

## Shower Room

11'8" x 3'5" (3.56 x 1.06)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head jet shower, heated towel rail, part tiled walls, tiled floor, coved ceiling, extractor fan and uPVC double glazed window to front.

## Kitchen/Diner

9'3" x 25'0" (2.82 x 7.64)



with range of fitted base and wall units, one

and a half bowl sink unit with shower tap, 5 ring gas Rangemaster with extractor over, integrated automatic dishwasher, tiled floor, radiator, coved ceiling and uPVC double glazed window and Patio doors to rear

## Utility

9'3" x 7'6" (2.82 x 2.29)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit, plumbing for automatic washing machine, tiled floor, radiator, coved ceiling and uPVC double glazed window to side and door to rear.

## Sitting Room

17'0" x 10'1" (5.20 x 3.08)



with wood floor, radiator, downlights, coved ceiling and uPVC double glazed window to front and side.



## Sun Room

9'2" x 10'10" (2.80 x 3.32)



with beamed ceiling, tiled floor, 2 velux windows either side and uPVC double glazed window to side and rear and French doors to side.

## First Floor

### Landing

with hatch to roof space and covered ceiling.

### Bedroom 1

15'10" x 11'9" (4.84 x 3.60)



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

## Bedroom 2

12'0" x 11'9" (3.68 x 3.59)



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

## Bedroom 3

15'7" x 10'0" (4.76 x 3.07)



with sloping head room, radiator and uPVC double glazed window to side.



## Bedroom 4

8'6" max x 9'7" (2.61 max x 2.94)



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

## Bathroom

6'5" x 9'6" (1.97 x 2.92)



with low level flush WC, pedestal wash hand basin, tiled Jacuzzi bath with central taps, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

## Outside



with right of way access to this property. Gated access onto gravelled driveway for parking for several cars, lawned garden to front, concrete driveway, 2 patio areas and steps up to lawned garden with raised flower borders and surrounding trees.

## Former Annex

Front - 2.27 x 3.07 with uPVC double glazed window to front.

Middle - 3.51 x 3.08 with hatch to roof space.

Side - 5.80 x 1.54 with uPVC double glazed window to side.

Entrance - 1.93 x 3.02 with uPVC double glazed door to side.

Rear - 1.87 x 2.98 with uPVC double glazed window to side.

## Services

Mains 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 towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and immediately after the turning for TanYFan is the right of way access to this property, identified by our For Sale board.

