



10 Llwyncelyn, Capel Hendre, Ammanford, SA18 3SS

Offers in the region of £99,950

A 1 bedroom link property great for investment, downsizing or first time buyers set in an estate of mixed style properties within the village of Capel Hendre, close to local amenities and within 3 miles of Ammanford town centre and the M4 motorway. Accommodation comprises entrance hall, lounge/kitchen, 1 bedroom and bathroom. The property benefits from oil central heating and uPVC double glazing and there is off road parking in a small private parking area.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with tiled floor, plumbing for automatic washing machine, uPVC double glazed window to rear and door to

Lounge/Kitchen

14'7" x 14'7" (4.47 x 4.45)



with stairs to first floor, small built in cupboard, fireplace, range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, space for fridge, part laminate floor, 2 radiators, textured ceiling and uPVC double glazed window to front and rear.

First Floor

Landing

with hatch to roof space, radiator and textured ceiling.

Bedroom 1

8'5" x 14'7" (2.58 x 4.45)



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

Bathroom

5'9" x 6'0" (1.76 x 1.84)



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

Outside

with lawned garden to front and external oil boiler providing domestic hot water and central heating, side yard and pedestrian right of way to number 12 to rear of the property. Off road parking for one car in a private car park.

Services

Mains electricity, water and drainage.

Council Tax

Band A

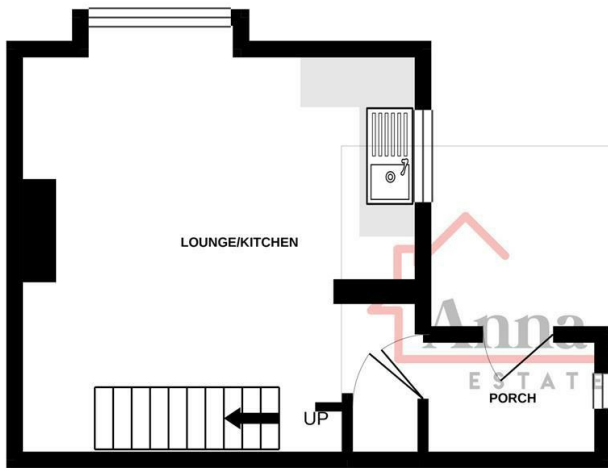
NOTE

All photographs have been provided by the vendor.

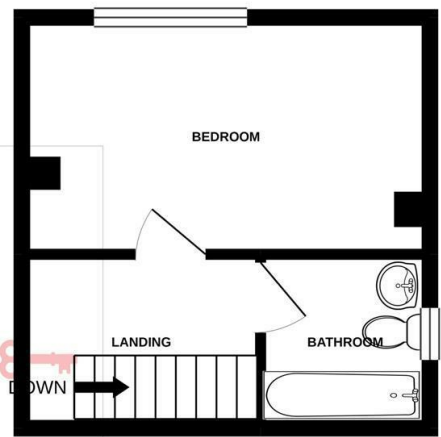
Directions

Leave Ammanford on Wind Street and travel for approximately 2 miles to the village of Tycroes. Turn right signposted to Capel Hendre and travel a further mile or so through the crossroads then turn second left into Llwynceilyn close and the property can be found on the left 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		
(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		100
(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.