



26 Nant Arw, Capel Hendre, Ammanford, SA18 3SX

Offers in the region of £225,000

NO ONWARD CHAIN! A well presented recently refurbished detached house with a newly installed kitchen and bathroom set in an estate of similar style properties, within the village of Capel Hendre, close to local amenities and within 3 miles of Ammanford town centre. Accommodation briefly comprises entrance hall, downstairs WC, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from LPG central heating, uPVC double glazing, off road parking, attached garage and front and rear gardens.

Ground Floor

Hardwood entrance door to

Entrance Hall

with stairs to first floor, radiator, LVT flooring and textured and coved ceiling.

Downstairs WC

5'9" x 3'2" (1.76 x 0.97)



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

Dining Room

9'0" x 8'7" (2.75 x 2.62)



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

Lounge

17'3" x 10'4" (5.26 x 3.15)



with LVT flooring, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and Patio doors into Conservatory.

Conservatory

5'10" x 8'5" (1.80 x 2.59)



with tiled floor, polycarbonate roof and uPVC double glazed windows and door to side.

Kitchen

7'9" x 13'10" (2.38 x 4.24)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, AEG 4 ring induction hob with AEG extractor over and AEG oven under,

plumbing for automatic washing machine, under stairs cupboard, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space, built in cupboard, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 1

10'1" x 13'10" (3.09 x 4.23)



with newly laid carpet, radiator, textured ceiling and uPVC double glazed window to front and circular window.

Bedroom 2

8'3" inc to 10'10" x 10'5" red to 4'3" (2.53 inc to 3.31 x 3.20 red to 1.32)



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

Bedroom 3

6'10" x 7'2" (2.10 x 2.19)



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

Bathroom

6'1" x 7'1" (1.87 x 2.16)



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

Outside



with lawned garden and mature shrubs and trees to front, paved driveway leading to garage with 'ohme e-pod' electric car charging point and side access to rear garden with gravelled area, paved patio and lawned garden.

Garage

16'4" x 7'10" (5 x 2.4)

with wall mounted gas boiler providing domestic hot water and central heating and up and over door.

Services

Mains LPG, electricity, water and drainage.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

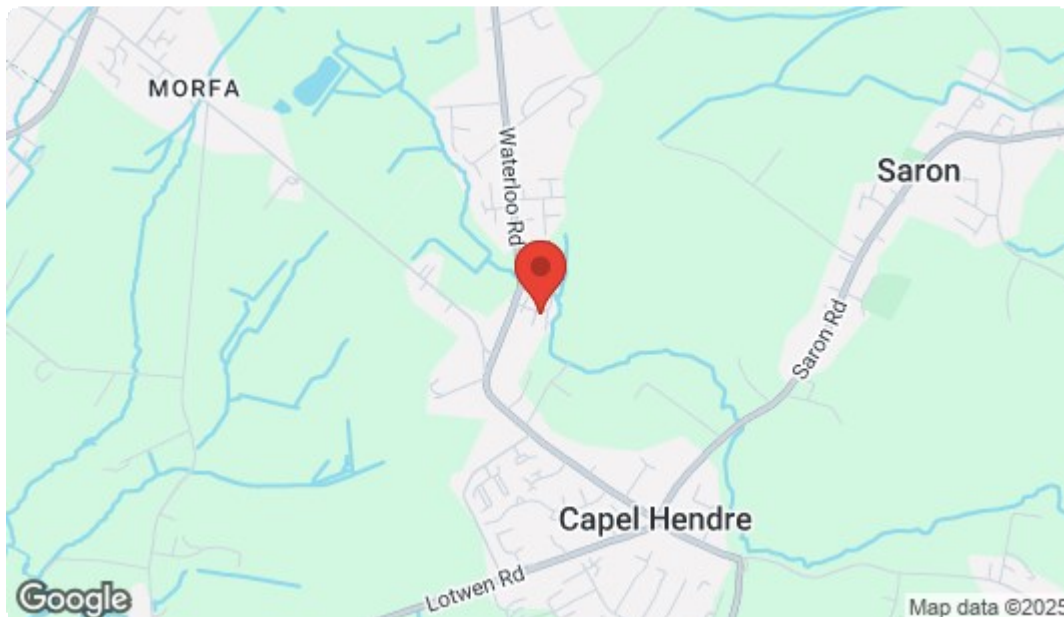
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the level crossing and up the hill. After approximately 2.5 miles turn right at the crossroads in Capel Hendre. Proceed up the hill and pass the green on the left then turn right into Nant Arw and follow the road into the estate 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 (CO₂) 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.