



## 6a Park Avenue, Capel Hendre, Ammanford, SA18 3RU

**Offers in the region of £99,500**

First floor flat with 2 bedrooms, lounge, kitchen. electric heating and uPVC double glazing.

A privately owned purpose built block of 4 flats constructed in 2005, highly insulated timber frame construction incorporating high levels of sound insulation in the floors and walls which separate the flats.

Benefits from chartered surveyor certificate and electrical certificate. Leasehold with 79 years left, the seller will provide a further 90 year extension to the lease during conveyancing process so that the property will have a long 169 year lease. The property benefits from a private outside area to the side. It also has an off road parking space connected directly to the side of the property. Direct private access to the council road from the side and shares no communal areas with any other residents.

## Ground Floor

uPVC double glazed entrance door to

## Porch

4'7" x 3'7" (1.4 x 1.1)  
with stairs to first floor.

## First Floor

### Lounge

15'5" x 12'2" (4.7 x 3.73)



with radiator and uPVC double glazed window to front.

### Kitchen

12'9" x 10'2" (3.9 x 3.10)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, radiator and uPVC double glazed window and door to rear.

### Bathroom

10'2" max x 6'1" (3.10 max x 1.87)



with low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle

with electric shower, part tiled walls, extractor fan and uPVC double glazed window to rear.

### Bedroom 1

13'1" x 8'10" (4 x 2.7)



with radiator and uPVC double glazed window to front.

### Bedroom 2

10'2" x 9'4" (3.10 x 2.85)



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

## Outside

with off road parking for one car.

## Services

Mains electricity, water and drainage.

## Council Tax

Band A

## NOTE

All photographs, measurements and information has been provided by the vendor.

## Tenure

Leasehold with 79 years left (99 years from 24th June 2005 - £100 pe ground rent). The seller will provide a further 90 year extension to the lease during conveyancing process so that the property will have a long 169 year lease.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.