



**Chartered Surveyor, Valuers,  
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14 Offices Across South Wales

**Banc Rhyd Y Gwili  
Heol Lotwen  
Capel Hendre  
Ammanford  
Carmarthenshire SA18 3RP.**

Price **£550,000**



- Two/ three bedroom detached cottage small holding
- Lounge, kitchen/diner
- Bathroom, front room/bedroom
- Wooden windows
- Solid fuel central heating
- Ample off road parking
- Approximately 5.5 acres

**General Description**

We have the pleasure in offering for sale this two/ three bedroom detached cottage small holding, set in approximately 5.5 acres with a range of outbuildings and paddocks. The property is located 3 miles from Ammanford town centre and its amenities including banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station and bus station.

**EPC Rating: F22**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**Important notice**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Heol Lotwen, Capel Hendre, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this two/three bedroom detached cottage small holding, set in approximately 5.5 acres with a range of outbuildings and paddocks. The property is located 3 miles from Ammanford town centre and its amenities including banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station and bus station.

The accommodation briefly comprises lounge, kitchen/diner, front room/bedroom, landing, bathroom and two bedrooms. With an external entrance there is a snug/former cowshed.

The property has the benefit of wooden glazing, solid fuel central heating, rear garden, ample parking, outbuildings and approximately 5.5 acres of land.

Viewing is highly recommended.

### Upvc glazed door to

### Lounge (14' 3" x 10' 11") or (4.34m x 3.33m)

Two wooden windows to front, radiator, five down lights, brick feature wall with multi fuel burner, one wall light, oak flooring, stairs to first floor.

### Kitchen/Diner Area (22' 11" x 8' 2") or (6.98m x 2.49m)

Wooded stable door to rear, wooden windows to side and rear, five down lights, oak floor, part laminate floor, fitted wall and base units, work surface, tiled splash back, two bowl ceramic sink unit with mixer tap, solid fuel Aga (Cookmaster) providing cooking facility, hot water and central heating, wine cooler, under stair storage, brick feature wall.

### Front Room/Bedroom (11' 6" x 7' 8") or (3.51m x 2.34m)

Wooden window to front, radiator, oak flooring.

### Landing

Wooden window to rear, hatch to roof space, telephone point.

### Bathroom (8' 11" x 8' 5" Max) or (2.73m x 2.56m Max)

Wooden window to rear, radiator, part tiled walls, wash hand basin, bath with shower over, low level WC, storage cupboard housing a hot water tank and shelving.

### Bedroom 1 (19' 7" x 7' 9") or (5.97m x 2.36m)

Wooden windows to front and rear, two radiators, laminate flooring.

### Bedroom 2 (14' 2" x 7' 9") or (4.31m x 2.36m)

Two wooden windows to front, radiator, laminate flooring.

## Heol Lotwen, Capel Hendre, Ammanford, Carmarthenshire.

### Outside

Front gravelled areas.

Gravelled driveway to side with ample parking area. The driveway also leads to the rear with ample parking and access to the land. Rear paved foot path leading to lawned area with mature trees and shrubs. Block built log store.

Original stone built former pig sty now coal house with exposed stone walls.

Approximately 5.5 acres surrounding the property.

### Snug/former cowshed (18' 4" x 14' 0") or (5.59m x 4.26m)

Original stone built former cowshed with wooden doors to front and rear, wooden windows to front and rear, exposed stone walls, electricity and lighting.

### Garage (34' 10" x 15' 7") or (10.62m x 4.74m)

Metal doors to front, wooden window to rear, electricity.

### Open Barn (43' 0" x 34' 7") or (13.11m x 10.53m)

### Dutch Barn (34' 0" x 17' 3") or (10.36m x 5.25m)

Roller door to front, windows to side, fitted storage, fitted work units, work surface, electric, water.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, ( public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

### Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

### Broadband and Mobile phone

There is Standard broadband available in the area. It is likely to have mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right down Hendre Road. Proceed along Hendre Road to Capel Hendre crossroads taking a left towards Cwmgwili. Proceed along Lotwen Road and the property can be found on the left hand side.

