

**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**172 Hendre Road  
Capel Hendre  
Ammanford  
Carmarthenshire  
SA18 3LF**

**Price £299,950**

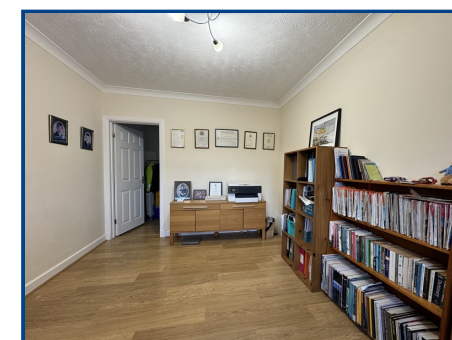
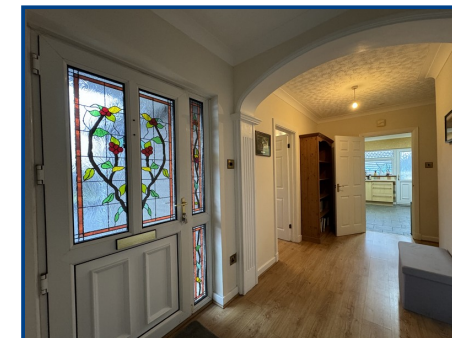


- Three bedroom detached bungalow
- Lounge/ dining room
- Kitchen, utility
- Reception room, conservatory
- Bathroom
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Rear garden with storage sheds

### General Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Capel Hendre and its close amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 miles from Ammanford town centre and further amenities.

**EPC Rating: E53**



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

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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](mailto:surveys@ctf-uk.com).

**Tel: 01269 591 884**

**Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**

**Hendre Road, Capel Hendre, Ammanford, Carmarthenshire.**

**Property Description**

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Capel Hendre and its close amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 miles from Ammanford town centre and further amenities including banking, shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, living/ dining area, kitchen, bathroom, three bedrooms, reception room/ study, utility room and conservatory.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, and a rear garden with storage sheds.

**Upvc glazed door to**

**Hallway**

Two radiators, textured and coved ceiling, hatch to roof space, storage cupboard.

**Lounge/ dining room (22' 10" x 12' 1") or (6.97m x 3.68m)**

Two upvc glazed windows to front, radiator, coved ceiling, multi fuel burner, telephone point, TV point.

**Kitchen (13' 3" x 10' 0") or (4.05m x 3.06m)**

Upvc glazed door to side, upvc glazed window to side, textured and coved ceiling, part tiled walls, tiled floor, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, integrated oven point, hob with extractor fan over, plumbing for automatic washing machine, plumbing for dishwasher.

**Bathroom (8' 1" x 6' 6") or (2.46m x 1.99m)**

Upvc glazed window to side, towel radiator, textured ceiling, three down lights, extractor fan, tiled walls, tiled floor, bath with shower over, pedestal wash hand basin, close coupled WC.

**Bedroom 1 (11' 9" x 11' 8") or (3.58m x 3.56m)**

Upvc glazed window to rear, radiator, textured and coved ceiling.

**Bedroom 2 (11' 7" x 10' 8") or (3.54m x 3.25m)**

Upvc glazed window to rear, radiator, storage cupboard.

**Hendre Road, Capel Hendre, Ammanford, Carmarthenshire.**

**Bedroom 3 (11' 9" x 8' 0") or (3.59m x 2.43m)**

Upvc glazed window to rear, radiator, textured and coved ceiling.

**Reception Room/Study (12' 11" x 10' 0") or (3.94m x 3.06m)**

Upvc lazed window to front, radiator, textured and coved ceiling.

**Utility Room (10' 0" x 6' 2") or (3.06m x 1.89m)**

Textured and coved ceiling, battery smoke alarm, work surface, Worcester gas fired boiler controlling domestic hot water and central heating.

**Conservatory (16' 5" Max x 14' 8" Max) or (5.01m Max x 4.46m Max)**

Upvc glazed windows to rear & side, upvc glazed patio doors to side, upvc glazed window roof, radiator, three wall lights, TV point.

**Outside**

Driveway to front for ample parking.  
Paved footpaths to sides leading to rear garden.  
Paved seating area to rear, followed by a lawned area.  
Further footpaths to another paved seating area and two sheds.

**Broadband and Mobile phone**

There is Ultrafast boadband available in the area.  
There is mobile phone coverage in the area.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

**Council Tax**

E

**Directions**

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right onto Hendre Road. Proceed towards the cross roads in Capel Hendre, where the property can be found on the left hand side, 0.1 miles before the traffic lights.

