



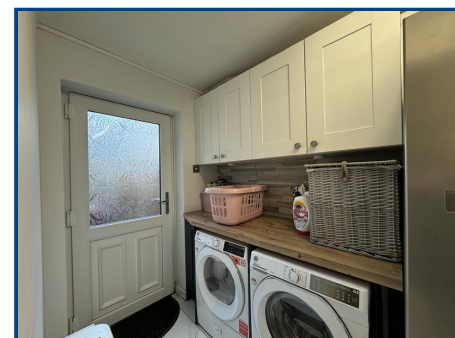
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**5 Nant Arw  
Capel Hendre  
Ammanford  
Carmarthenshire  
SA18 3SX**

Price **£310,000**



- Four bedroom detached property
- Kitchen, dining area, lounge
- Conservatory, study
- Bathroom, en suite, WC
- Upvc glazing
- LPG gas fired central heating
- Rear garden
- Driveway, garage



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

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#### General Description

We have the pleasure in offering for sale this spacious four bedroom detached property 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: E41**

Tel: **01269 591 884**

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

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



# Nant Arw, Capel Hendre, Ammanford, Carmarthenshire.

## Property Description

We have the pleasure in offering for sale this spacious four bedroom detached property 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 4 miles to junction 49 of the M4.

The accommodation briefly comprises entrance hallway, hallway, kitchen, dining area, lounge, conservatory, study, WC, landing, bathroom and four bedrooms, one with an en suite.

The property benefits from Upvc glazing, LPG gas fired central heating, driveway, garage and a rear garden.

## Entrance Hall

Upvc glazed window to front, tiled floor, wall light.

## Hallway

Radiator, tiled floor, stairs to first floor, under stair storage, telephone point.

## Kitchen (16' 2" x 14' 1") or (4.92m x 4.30m)

Upvc glazed door to front, upvc glazed windows to side and rear, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, ceramic sink unit, cooker point with extractor fan over, plumbing for automatic washing machine, breakfast bar, wine cooler.

## Dining Area (10' 3" x 8' 6") or (3.13m x 2.60m)

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

## Lounge (18' 8" x 13' 10" Max) or (5.70m x 4.21m Max)

Upvc glazed window to side, upvc glazed sliding door to conservatory, radiator, two wall lights, media wall with fitted electric fire.

## Conservatory (12' 1" Max x 9' 0" Max) or (3.68m Max x 2.74m Max)

Upvc glazed patio doors to side, upvc glazed windows surround, upvc glazed roof, tiled floor.

## Study (11' 0" x 8' 0" Max) or (3.36m x 2.44m Max)

Upvc glazed window to front, radiator, coved ceiling, laminate floor, telephone point.

## W.C. (6' 3" x 4' 4") or (1.91m x 1.31m)

Upvc glazed window to front, towel radiator, tiled walls, tiled floor, close coupled WC, wash hand basin in unit.

## Landing

Hatch to roof space, battery smoke alarm, storage cupboard with shelving.

## Bedroom 1 (13' 11" x 13' 7" Max) or (4.23m x 4.14m Max)

Upvc glazed window to front, radiator, textured ceiling.

## En Suite (8' 0" x 5' 1") or (2.45m x 1.55m)

Upvc glazed window to front, towel radiator, three down lights, tiled floor, part Respatex walls, shower cubicle, vanity WC and wash hand basin.

# Nant Arw, Capel Hendre, Ammanford, Carmarthenshire.

## Bedroom 3 (9' 3" x 9' 3") or (2.83m x 2.81m)

Upvc glazed window to rear, radiator.

## Bathroom (9' 5" Max x 5' 11" Max) or (2.88m Max x 1.80m Max)

Upvc glazed window to rear, towel radiator, two down lights, tiled floor, part tiled walls, bath with electric shower over, close coupled WC, wash hand basin in unit.

## Bedroom 4 (11' 11" Max x 9' 3" Max) or (3.62m Max x 2.83m Max)

Upvc glazed window to rear, radiator.

## Bedroom 2 (14' 3" x 13' 10" Max) or (4.34m x 4.21m Max)

Upvc glazed windows to front and side, radiator.

## Garage (17' 9" x 10' 0") or (5.40m x 3.05m)

Up and over door to front, electricity, BAXI LPG gas fired boiler controlling domestic hot water and central heating.

## Outside

Driveway to front with lawned areas to either side.

Side pedestrian access to rear garden.

Gravelled and patio area to rear with artificial grass and decked areas.

Access via gate to further tiered grounds leading to stream.

LPG gas tank.

## Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is likely to be mobile phone coverage in the area.

## Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from surface water and small watercourses, but the vendors have made us aware that there is no known history of flooding at the property.

## Services

Mains electricity, mains water, mains drainage

## Tenure

Freehold

## Council Tax

E

## Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right into Hendre Road. Proceed straight through the cross roads in Capel Hendre and continue along Waterloo Road. Turn right into Nant Arw estate and take the first left where the property can be found straight ahead.

