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12 Offices Across South Wales

33 Nant Arw  
Capel Hendre  
Ammanford  
Carmarthenshire  
SA18 3SX

Price £145,000



- Two bedroom semi detached house
- Living room, dining area
- Kitchen
- Bathroom, shower room ensuite
- Upvc glazing
- LPG central heating
- Parking to front
- Rear garden

### General Description

We have the pleasure in offering for sale this two bedroom semi 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: D58

Viewing: 01269 591 884 Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [ammanford@ctf-uk.com](mailto: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).

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# Nant Arw, Capel Hendre, Ammanford, Carmarthenshire.

## Property Description

We have the pleasure in offering for sale this two bedroom semi 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 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, dining area, kitchen, landing, bathroom and two bedrooms, one with a shower room en suite.

The property benefits from Upvc glazing, LPG gas fired central heating, parking to the front and a rear garden.

## Upvc glazed door to

## Hallway

Radiator, textured and coved ceiling, hard wired smoke alarm, stairs to first floor.

## Lounge (12' 8" x 11' 0") or (3.86m x 3.35m)

Upvc glazed window to front, radiator, textured and coved ceiling, under stair storage, TV point, telephone points.

## Dining Area (12' 5" x 7' 8") or (3.78m x 2.34m)

Upvc glazed patio doors to rear, radiator, textured ceiling.

## Kitchen (9' 1" x 5' 10") or (2.78m x 1.77m)

Upvc glazed window to rear, textured ceiling, hard wired smoke alarm, fitted wall and base units, work surface, Respatex splash back, stainless steel sink unit with mixer tap, oven, hob with extractor fan over, plumbing for automatic washing machine, Worcester LPG gas fired boiler controlling domestic hot water and central heating.

## Landing

Textured ceiling, two down lights, hard wired smoke alarm, hatch to roof space, storage cupboard housing shelving and a radiator.

## Bathroom (6' 4" x 6' 4") or (1.92m x 1.92m)

Upvc glazed window to rear, towel radiator, textured ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan.

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## Bedroom 2 (9' 6" x 7' 6") or (2.89m x 2.29m)

Upvc glazed window to rear, radiator, textured ceiling.

## Bedroom 1 (10' 9" x 9' 10") or (3.28m x 2.99m)

Upvc glazed window to front, radiator, textured ceiling, TV point, telephone point, fitted storage cupboards.

## Shower Room (5' 9" x 2' 6") or (1.74m x 0.75m)

Textured ceiling, extractor fan, part tiled walls, shower tray with electric shower over.

## Outside

Driveway to front.

Shared side access to rear garden.

Patio area to rear with steps to lawned area.

## Agents Notes

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 there is no known history of flooding at the property.

The property is supplied by communal gas tanks that are supplying the site.

We understand that the gas contract is with Flo Gas.

## Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is likely to be 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 Tycoes 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 proceed along to the bottom of the estate, where the property can be found directly ahead.

