



### **3 Waterloo Terrace, Capel Hendre, Ammanford, SA18 3SA**

**Offers in the region of £205,000**

NO ONWARD CHAIN - We are delighted to offer for sale this double fronted, semi detached family home set within the village of Capel Hendre, close to local amenities, 3 miles from the M4 motorway at Pont Abraham and within 3 miles of Ammanford town centre with its wider range of shopping, schooling and transport facilities. Accommodation briefly comprises entrance hall, sitting room, lounge, kitchen, utility room, downstairs shower room, 3 bedrooms and first floor bathroom. The property benefits from oil central heating, mostly uPVC double glazing and large rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor and radiator.

## Sitting Room

10'11" x 9'8" (3.35 x 2.96)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

## Lounge

21'9" x 10'7" red to 9'10" (6.63 x 3.23 red to 3)



with tiled fireplace (no chimney), 2 radiators, alcove cupboard, coved ceiling and double glazed timber internal window to rear.

## Kitchen

10'7" x 12'5" (3.23 x 3.80)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, Stanley Rayburn, plumbing for automatic dishwasher, integrated fridge freezer, under stairs cupboard, tiled walls, tiled floor, downlights and uPVC double glazed window to side and rear.

## Utility

3'2" inc to 9'0" x 15'1" red to 9'4" (0.97 inc to 2.75 x 4.61 red to 2.86)



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

### Downstairs Shower Room

5'5" x 4'10" (1.66 x 1.48)



with low level flush WC, pedestal wash hand basin, shower cubicle, tiled walls, tiled floor, radiator and uPVC double glazed window to rear.

### First Floor

#### Landing

with hatch to roof space, radiator and uPVC double glazed window to rear.

#### Bedroom 1

10'9" x 14'8" (3.28 x 4.49)



with laminate floor, radiator, coved ceiling and 2 uPVC double glazed windows to front.

### Bedroom 2

12'8" x 9'6" (3.87 x 2.92)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Bedroom 3

10'8" x 11'7" (3.26 x 3.54)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Bathroom

8'9" x 7'1" (2.67 x 2.17)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, built in cupboard, tiled walls, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

## Outside

Large rear garden which has been a very productive vegetable garden for many years but could easily be made into a lawn, greenhouse, potting shed (3.72 x 3.91), store shed (3.83 x 2.48), workshop (4.01 x 3.68) with power and light connected.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

## Council Tax

Band C

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

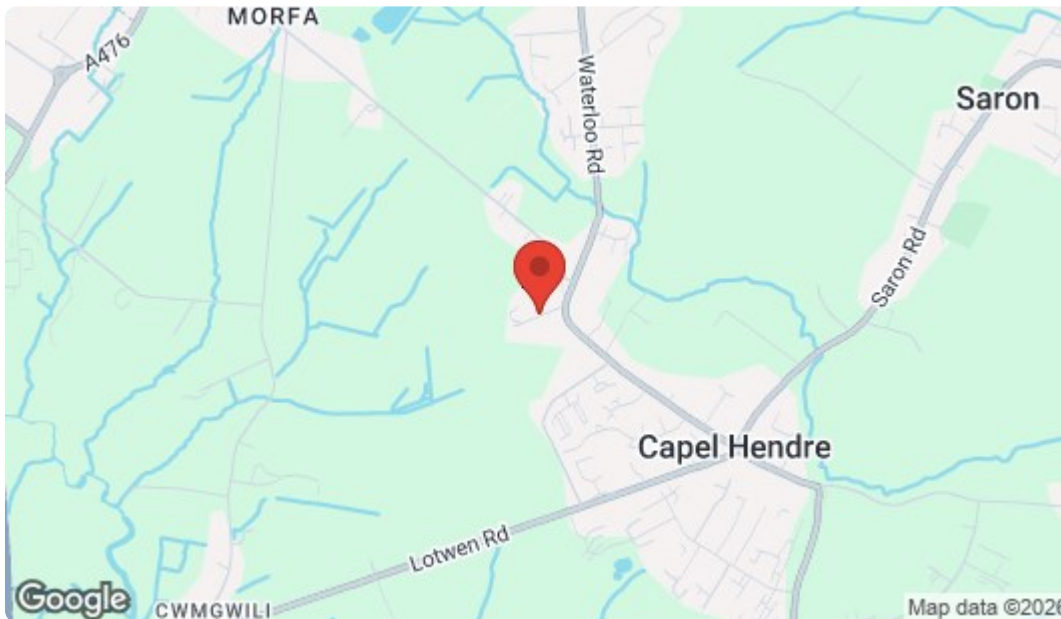
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the level crossing and up the hill. After approximately 2.5 miles turn right at the crossroads in Capel Hendre. Proceed up the hill and turn fourth left into Waterloo Terrace and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST 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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.