



## 101 Hendre Road, Capel Hendre, Ammanford, Carmarthenshire, SA18

**215**  
Offers In The Region Of £299,950

- Attractive detached house set in sought after residential area
- Recently refurbished throughout the property boasts a fresh and modern interior
- Spacious entrance hall with great storage and cloakroom
- Three versatile reception rooms and fitted kitchen/breakfast room.
- Three bedrooms and well fitted bathroom
- Gas central heating and uPVC double glazing
- Spacious enclosed lawned garden and sandstone patio
- Garage/workshop
- Council Tax Band 'D'
- EPC E

# 101 Hendre Road, Ammanford SA18 3LE

Set in the sought-after residential area of Capel Hendre, Ammanford, this attractive detached house presents an excellent opportunity for those seeking a comfortable family home. Recently refurbished throughout, the property boasts a fresh and modern interior, making it ready for you to move in and enjoy.

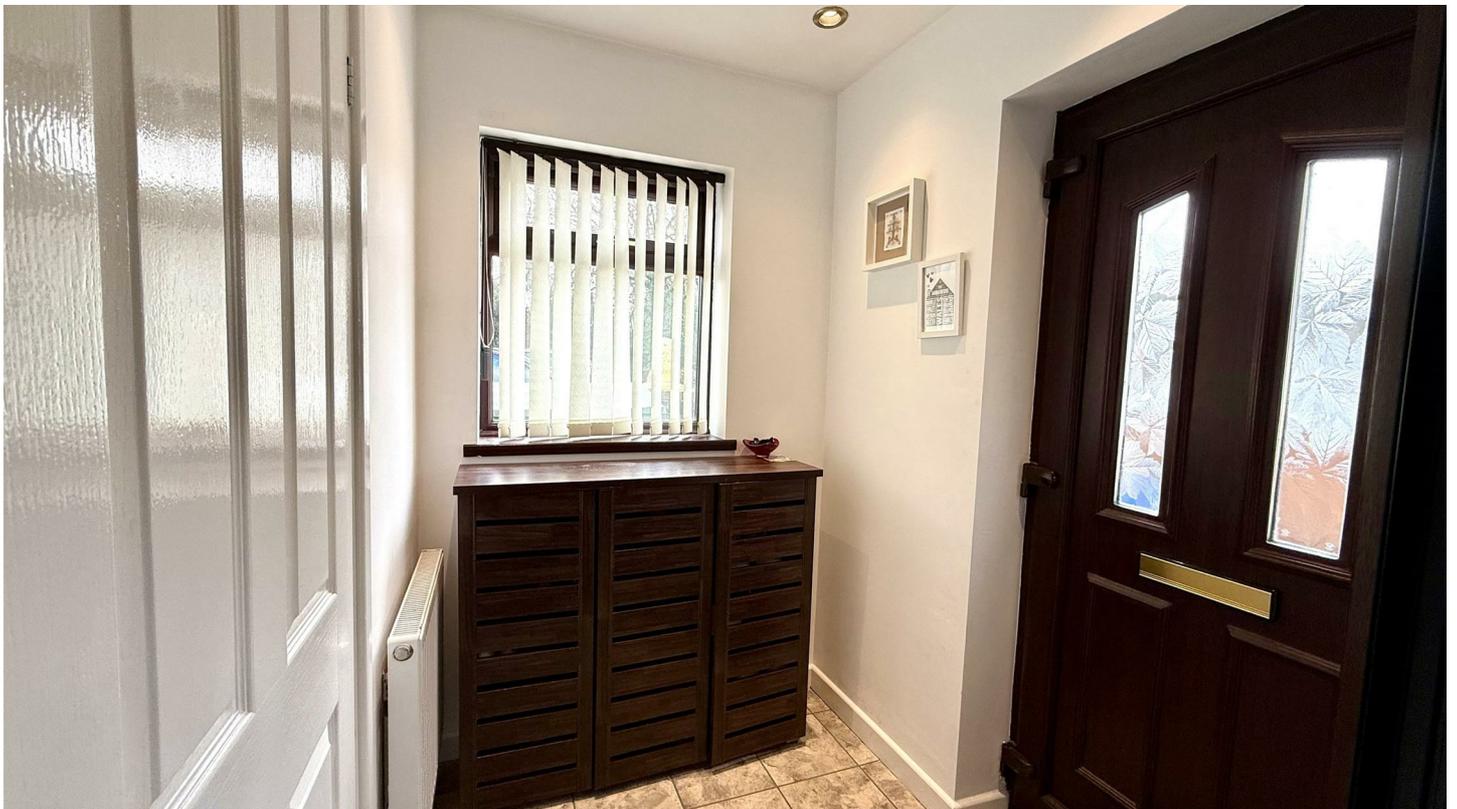
The house features a spacious entrance hall with great fitted storage, cloakroom with WC; three well-proportioned reception rooms and kitchen/breakfast room. With three bedrooms, it offers versatility to accommodate families of various sizes or to create a home office or guest room. Gas fired central heating and Upvc double glazing.

One of the standout features of this property is the spacious enclosed garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The patio area is ideal for al fresco dining or hosting summer gatherings. Additionally, the garage/workshop provides valuable storage space or a place for hobbies.

Situated conveniently for the M4 motorway, this home offers excellent transport links, making it an ideal choice for commuters. The combination of its attractive features, recent refurbishment, and prime location makes this detached house a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home, full details to follow shortly. Book a viewing appointment today.



Council Tax Band: D



## ENTRANCE LOBBY



5'7" x 4'10"

Upvc entrance door with glazed panels. Ceramic tiled floor. Radiator

## CLOAKROOM

5'6" x 2'11"

Low level WC. Hand basin with chrome mixer tap on vanity cupboard. Respatex panel wallets. Ceramic tiled floor. Radiator.

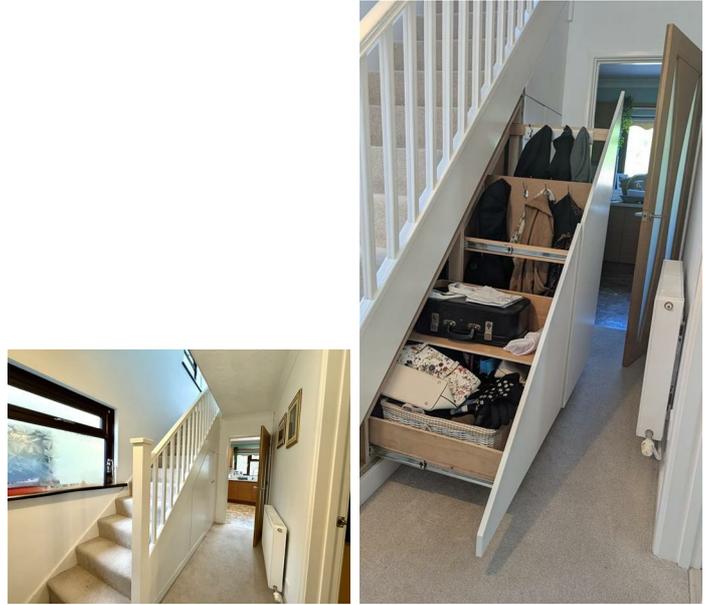
## RECEPTION HALL



12'5" x 6'3"

Staircase to first floor. Extensive fitted cupboards and drawers. Radiator

## ANOTHER HALL ASPECT



## KITCHEN/BREAKFAST ROOM



10'10" x 9'1"

1 1/2 bowl stainless steel sink unit with mixer tap set in granite effect work surface with attractive tiled surround. Plumbed for automatic washing machine and dishwasher. AEG electric stove with stainless steel extractor hood above. Fitted range base and wall cupboards. Ceiling downlighting. Stone effect tiled floor. Radiator.

ANOTHER ROOM ASPECT



ANOTHER ROOM ASPECT



DINING ROOM



10'10" x 9'2"  
Wood effect laminate floor. Radiator

GARDEN ROOM/OFFICE



11'3" x 10'4"  
French doors to rear patio. Wood effect laminate floor.

## ANOTHER ROOM ASPECT



### LOUNGE

15'7" x 12'5"

Wood effect laminate floor. Radiator

## ANOTHER ROOM ASPECT

### FIRST FLOOR



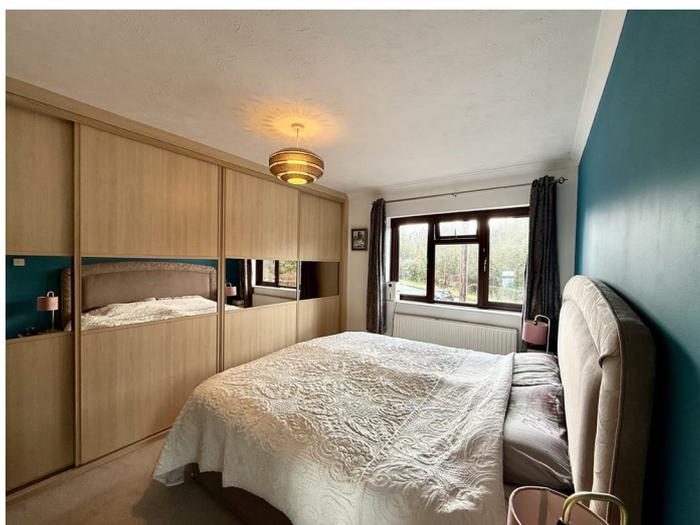
## LANDING



10'11" x 6'0" max

Access to attic

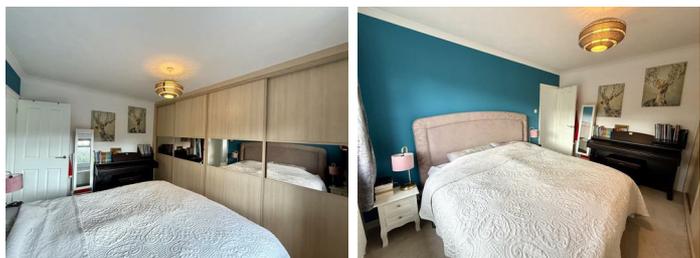
## BEDROOM



12'8" x 8'9"

Fully fitted range of wardrobes. Radiator.

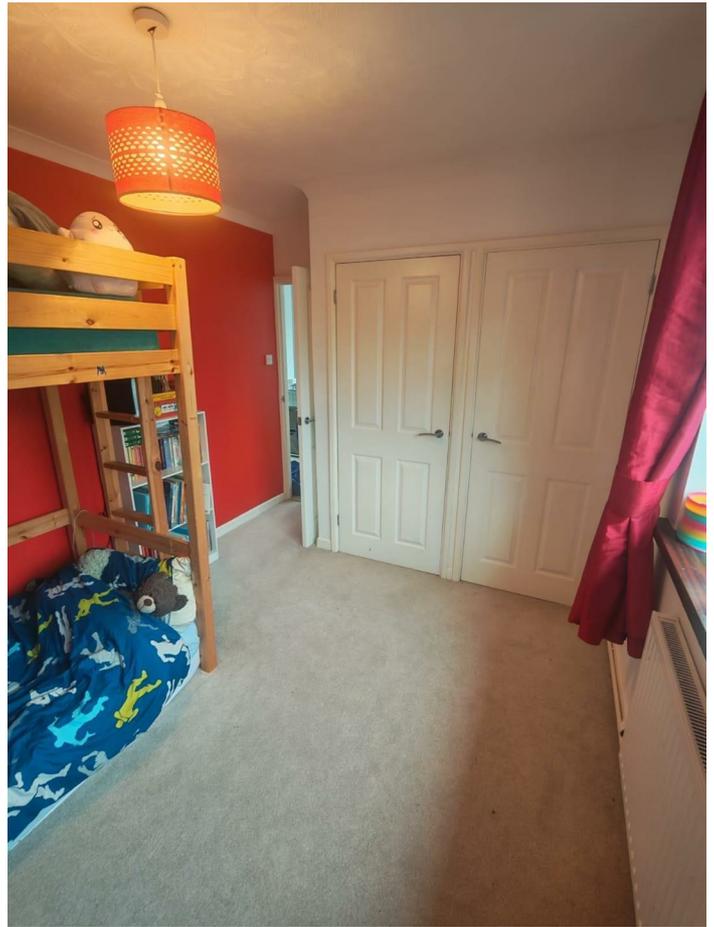
## ANOTHER ROOM ASPECT



## BEDROOM



## ANOTHER ROOM ASPECT



11'1" x 9'0"  
Built in Airing Cupboard and wardrobe. Radiator.

## BEDROOM

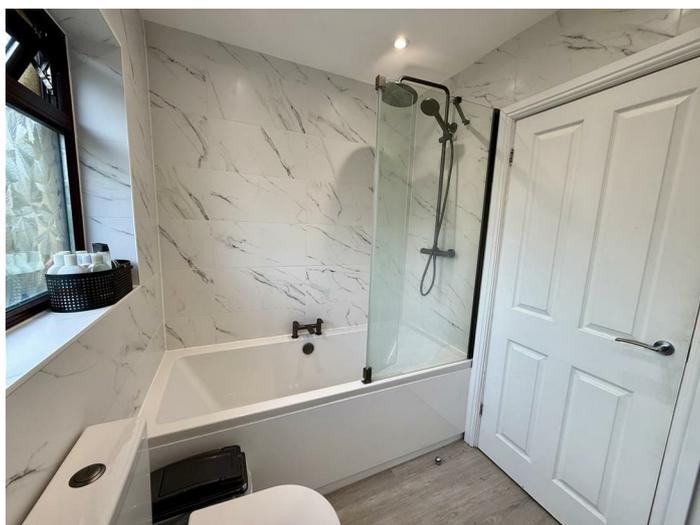


## ANOTHER ROOM ASPECT



9'5"(11'0" max) x 7'6"  
Radiator

## BATHROOM



8'4" x 5'10"  
Panelled bath with mixer tap and shower above with glazed screen and fully tiled surround. Hand basin with mixer tap set in fitted vanity cupboard. Low level WC. Built in cupboard with plumbing for automatic washing machine. Wood effect floor. Towel heater

## ANOTHER ROOM ASPECT



## GARAGE/WORKSHOP



A detached garage/workshop arranged in two sections providing ample storage in the rear workshop area.

## OUTSIDE



The property is approached through a gated entrance that leads to a spacious parking area and the side of the house and onward to the garage/workshop

## GARDENS



The property stands in a spacious garden area. To the front and side of the house is an enclosed decorative gravel area with herbaceous plants. To the rear is an enclosed lawn and spacious sandstone paved patio providing an excellent area for outdoor living. Beyond the wood panel garden fence there is a wooded bank leading down to a stream in which there are fishing rights.

## SERVICES



We are advised that the property is connected to mains electricity, water and drainage.

## TENURE AND POSSESSION



We are advised that the property is freehold and that vacant possession will be given on completion

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months,

providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

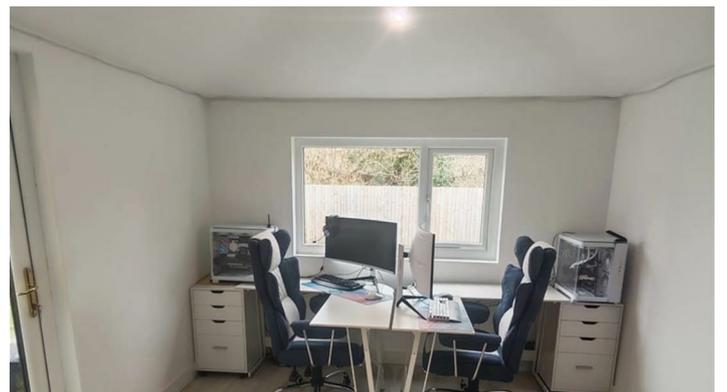
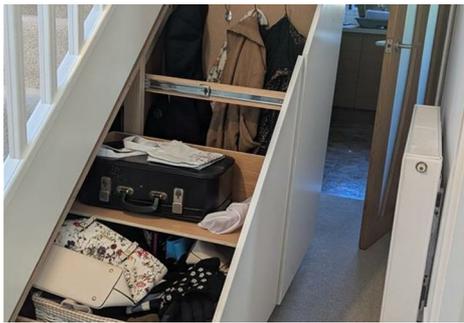
## OUT OF OFFICE CONTACT

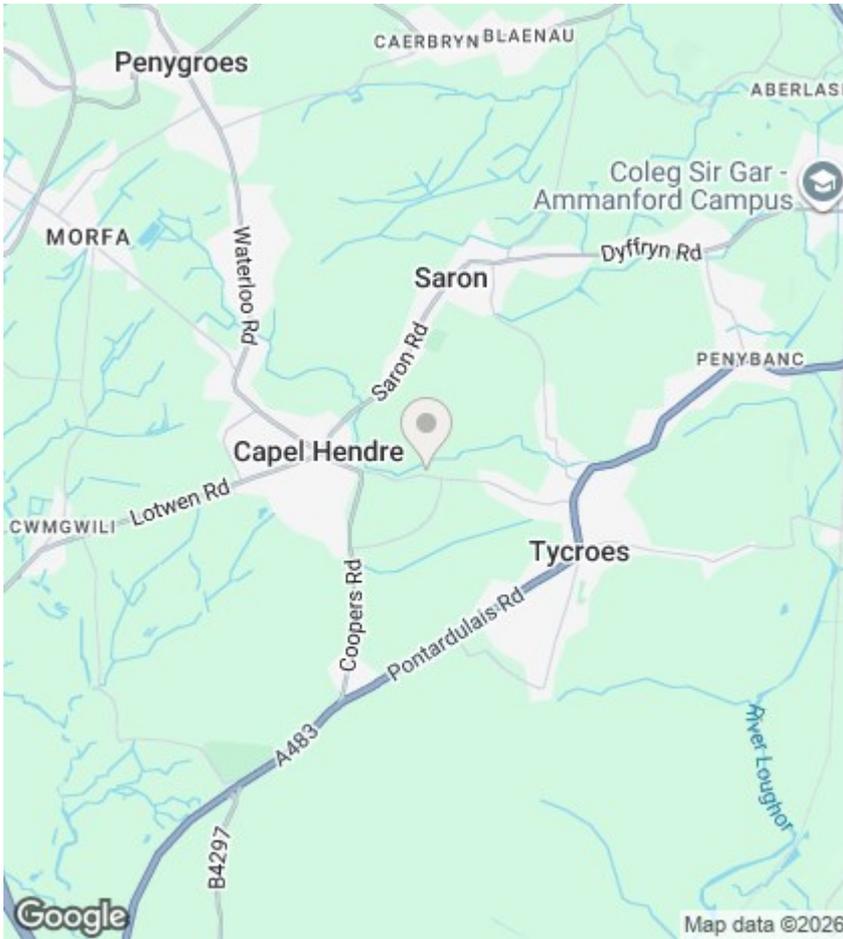


Jonathan Morgan 07989 296883

## WEBSITE

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[www.onthemarket.com](http://www.onthemarket.com)





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

E

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>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	