



25 Waterloo Road, Capel Hendre, Ammanford, SA18 3SF

Offers in the region of £289,950

- Detached bungalow
- Mostly double glazing
- Garage
- 3 bedrooms one with en suite
- Off road parking for several cars
- Front and rear gardens

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with built in cupboard, wood floor, radiator and textured and coved ceiling.

Lounge

19'1" x 12'6" (5.82 x 3.83)



with electric fire in feature surround, radiator, air conditioning, textured and coved ceiling and uPVC double glazed window to side and Patio door to rear. Opening to

Dining Room

10'6" x 11'5" (3.22 x 3.50)



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

Conservatory

10'9" x 12'4" (3.29 x 3.77)



with radiator, tiled floor, polycarbonate roof and uPVC double glazed windows and French doors to side.

Kitchen

15'10" x 11'5" (4.85 x 3.48)



with range of fitted base and wall units, display cabinets, one bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side and door.

Bathroom

6'3" red to 3'0" x 5'4" inc to 11'3" (1.91 red to 0.93 x 1.65 inc to 3.44)



with low level flush WC, vanity wash hand basin with cupboards under, bath with shower attachment taps, shower enclosure with mains shower, Respatex walls and ceiling, downlights, extractor fan, heated towel rail and uPVC double glazed window to side.

Bedroom 1

15'6" x 9'9" red to 4'0" (4.73 x 2.99 red to 1.22)



with 2 built in wardrobes, radiator, air conditioning, textured and coved ceiling and uPVC double glazed window to front.

En Suite

5'1" x 5'5" (1.56 x 1.67)



with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, tiled walls, radiator, extractor fan, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 2

11'10" x 11'11" (3.63 x 3.65)



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

Bedroom 3

12'8" x 8'4" (3.88 x 2.55)



with radiator, textured and coved and uPVC double glaze window to side.

Outside



with brick paved garden to front, side drive for several cars leading to garage with electric roller door, side access to rear paved garden with timber shed.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 22mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

Leased solar panels

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and the property can be found on the right hand side, identified by our For Sale board.

GROUND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	82
EU Directive 2002/91/EC		

Please note:

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