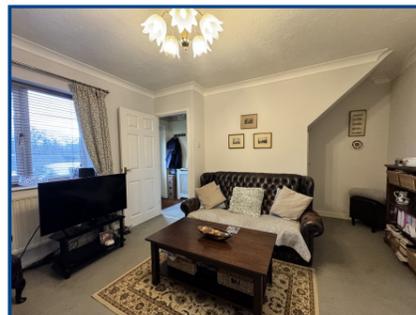




**15 Nant Arw
Capel Hendre
Ammanford
Carmarthenshire
SA18 3SX**

Price £149,950



- Two bedroom semi detached house
- Lounge, dining area
- Kitchen area
- Bathroom, shower room en suite
- Upvc glazing
- LPG gas fired central heating
- Driveway
- 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.

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

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 area, 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 level rear garden.

Upvc glazed door to

Hallway

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

Lounge (14' 9" Max x 12' 10") or (4.49m Max x 3.90m)

Upvc glazed window to front, radiator, textured and coved ceiling, under stair storage.

Dining Area (9' 1" x 7' 8") or (2.78m x 2.33m)

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

Kitchen Area (9' 1" x 5' 11") or (2.77m x 1.81m)

Upvc glazed window to rear, textured ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit, oven point, extractor fan, plumbing for automatic washing machine, Worcester LPG gas fired boiler controlling domestic hot water and central heating.

Landing

Textured ceiling, hatch to roof space, storage cupboard.

Bathroom (6' 5" x 6' 4") or (1.96m x 1.92m)

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

Nant Arw, Capel Hendre, Ammanford, Carmarthenshire.

Bedroom 2 (10' 0" x 7' 7") or (3.04m x 2.31m)

Upvc glazed window to rear, radiator, textured ceiling.

Bedroom 1 (11' 1" x 9' 5") or (3.38m x 2.86m)

Upvc glazed window to front, radiator, textured ceiling, storage cupboard.

Shower Room / En-suite (5' 9" x 2' 6") or (1.74m x 0.76m)

Textured ceiling, part tiled walls, shower unit with electric shower, wash hand basin, extractor fan.

Outside

Driveway to front.

Side access to rear garden.

Patio area to rear with surrounding flower beds with mature trees and shrubs.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Note

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

We understand that the gas contract is with Flo Gas.

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 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 head midway through the estate, where the property can be found off the main road on the left hand side.

