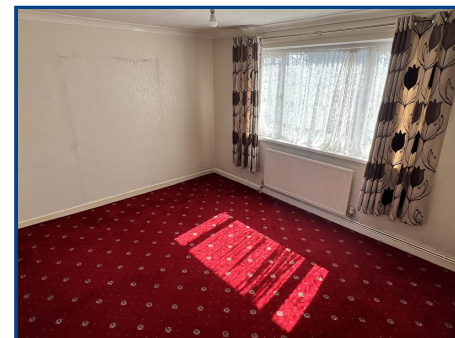




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Tan Y Fan Capel Hendre Ammanford Carmarthenshire.

Price **£149,950**



- Three bedroom semi detached house
- Lounge area, dining area
- Kitchen, shower room
- Upvc glazing
- Solid fuel central heating
- Driveway for off road parking
- Front and rear gardens
- No forward chain
- Great links to the M4 & A48

General Description

We have the pleasure of offering for sale this 3 bedroom semi detached property in the village of Capel Hendre, close to local amenities including primary school, post office and 3 miles from Ammanford town centre with further amenities including, high street shops, restaurants, public houses, secondary school, bus station and train station. The property is approximately 5 miles from Pontabraham junction for the M4.

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

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Tan Y Fan, Capel Hendre, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this 3 bedroom semi detached property in the village of Capel Hendre, close to local amenities including primary school, post office and 3 miles from Ammanford town centre with further amenities including, high street shops, restaurants, public houses, secondary school, bus station and train station. The property is approximately 5 miles from Pontabraham junction for the M4.

The accommodation briefly comprises, hallway, dining area, lounge area, kitchen, landing, shower room and three bedrooms.

The property benefits from upvc glazing, solid fuel fired central heating, driveway for off road parking, front and rear gardens.

Upvc glazed door to

Hallway

Upvc glazed windows to sides, radiator, textured ceiling, stairs to first floor, under stairs storage

Lounge Area (13' 3" x 10' 5") or (4.03m x 3.18m)

Upvc glazed window to front, radiator, textured and coved ceiling

Dining Area (10' 9" x 8' 10") or (3.27m x 2.69m)

Upvc glazed window to rear, textured and coved ceiling, coal fire controlling domestic hot water and central heating with tiled surround and wooden mantle

Kitchen (14' 5" x 7' 7") or (4.40m x 2.31m)

Upvc glazed door to rear, upvc glazed window to rear, radiator, textured and coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, sink unit with mixer tap, cooker point, cooker hood

Landing

Upvc glazed window to side, textured ceiling, hatch to roof space

Shower Room (7' 7" x 5' 1") or (2.31m x 1.55m)

2 Upvc glazed windows to rear, radiator, close coupled Wc, pedestal wash hand basin, walk in electric shower, extractor fan

Tan Y Fan, Capel Hendre, Ammanford, Carmarthenshire.

Bedroom 1 (10' 6" x 12' 1" Max) or (3.20m x 3.69m Max)

Upvc glazed window to rear, radiator, fitted wardrobes housing hot water tank

Bedroom 2 (10' 2" x 10' 5") or (3.11m x 3.18m)

Upvc glazed window to front, radiator, textured ceiling.

Bedroom 3 (9' 1" x 7' 5") or (2.77m x 2.27m)

Upvc glazed window to front, radiator, textured ceiling, built in storage cupboard

Outside

Driveway to front for off road parking.

Lawned area to front.

Side pedestrian access.

Concrete area to rear leading to steps to raised lawned area.

Brick built coal shed.

Outside Wc.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

A

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. Take a right into Tan Y Fan and the property can be found on the left hand side.

