



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

**41 Delfryn
Capel Hendre
Ammanford
Carmarthenshire
SA18 3TT**

Price **£249,950**



- Three bedroom detached bungalow
- Lounge/diner, conservatory
- Kitchen, bathroom
- Oil fired central heating
- Upvc glazing
- Ample off road parking, garage
- Well kept side and rear gardens.

General Description

We have the pleasure in offering for sale a three bedroom detached bungalow in the village of Capel Hendre close to local amenities including shops, post office, gelateria, public houses and approximately three and half miles from junction 49 of the M4. The property is approximately three miles from Ammanford town centre and its amenities including, banking, shops, restaurants, places of worship, leisure centre, bus station, train station, primary schools, secondary schools.

EPC Rating: D5T



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.

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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.

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Delfryn, Capel Hendre, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises, hallway, lounge/diner, kitchen, conservatory bathroom and three bedrooms.

The property benefits from Upvc glazing, oil central heating, ample parking, garage, side and rear gardens.

Upvc glazed door to

Porch

Hallway

Radiator, coved and textured ceiling, laminate flooring, hatch to roof space, airing cupboard housing radiator and shelving.

Bedroom 2 (11' 9" x 9' 3") or (3.58m x 2.82m)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes.

Lounge / Diner (19' 3" x 11' 10") or (5.87m x 3.60m)

Upvc glazed box window to front, Upvc glazed window to side, radiator, textured and coved ceiling, electric fire with mantle surround, TV point.

Kitchen (12' 3" x 7' 6") or (3.73m x 2.29m)

Textured and coved ceiling, laminate flooring, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, grill, electric hob with extractor fan above, plumbing for automatic washing machine.

Conservatory (11' 1" x 10' 4") or (3.39m x 3.15m)

Upvc glazed windows surround, Upvc glazed door to rear, polycarbonate roof, radiator.

Bedroom 1 (11' 10" x 10' 8") or (3.60m x 3.26m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes.

Delfryn, Capel Hendre, Ammanford, Carmarthenshire.

Bedroom 3 (10' 8" x 7' 9") or (3.26m x 2.35m)

Upvc glazed window to rear, radiator, textured and coved ceiling, laminate flooring, build in storage.

Bathroom (7' 2" x 6' 1") or (2.19m x 1.85m)

Upvc glazed window to side, towel radiator, textured and coved ceiling, tiled flooring, part tiled walls, Wc, wash hand basin in unit, bath with shower over, extractor fan.

Garage (11' 3" x 9' 7") or (3.43m x 2.92m)

Up and over door, electricity.

Workshop area within garage 1.80 x 1.67

Housing work benches and Worcester oil fired boiler controlling domestic hot water and central heating.

Outside

Driveway for ample parking.

Lawned area to side with mature trees and shrubs with footpath leading to a rear garden with a patio area which leads to a further lawned area with mature trees and shrubs.

Oil tank.

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

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Directions

Leave Ammanford on Wind Street and continue for approximately 2 miles to the village of Tycroes turning right into Hendre Road. Continue into Capel Hendre and continue straight at Capel Hendre square. Take the left for Delfryn, on entering the Delfryn, continue into the newer part of the development where the property can be found on the right hand side.

