



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

**5 Heol Lotwen
Capel Hendre
Ammanford
Carmarthenshire.
SA18 3RP**

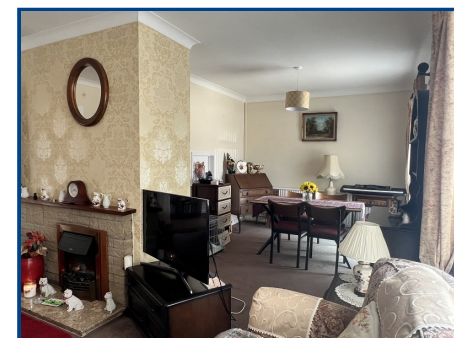
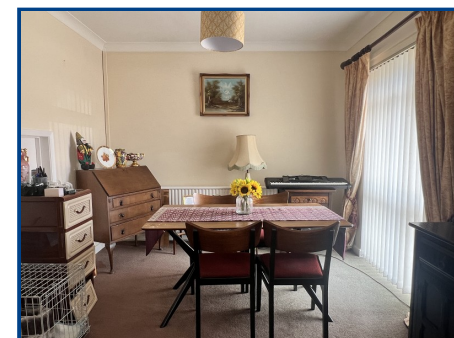
Price **£245,000**



- Three bedroom detached bungalow
- Lounge, dining area
- Kitchen
- Shower room
- Upvc glazing
- Oil fired heating
- Front and rear gardens
- Driveway for ample parking
- Garage

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**

Heol Lotwen, Capel Hendre, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this 3 bedroom detached bungalows 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, lounge, dinning area, kitchen, shower, and three bedrooms.

The property benefits from upvc glazing, oil fired central heating, front and rear gardens, driveway for ample parking and a garage.

Upvc glazed door to

Hallway

Radiator, coved ceiling, laminate flooring, airing cupboard, hatch to roof space.

Lounge (21' 11" Max x 15' 7" Max) or (6.69m Max x 4.76m Max)

Upvc glazed window to front, radiator, coved ceiling, electric fire with brick surround.

Dining Area

Upvc glazed window to front, radiator, coved ceiling, serving hatch

Kitchen (10' 10" x 9' 9") or (3.30m x 2.96m)

Upvc glazed door to side, upvc window to side, 2 radiators , coved ceiling, tiled walls, fitted wall and base units, work surface, stainless steel sink unit, cooker point, plumbing for automatic machine. Extractor fan.

Shower Room (7' 8" x 6' 1") or (2.33m x 1.86m)

Upvc glazed window to side, towel radiator, coved ceiling, WC and wash hand basin in unit, base unit, double quadrant shower.

Heol Lotwen, Capel Hendre, Ammanford, Carmarthenshire.

Bedroom 1 (11' 9" x 10' 10") or (3.59m x 3.30m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 2 (10' 11" x 9' 9") or (3.32m x 2.96m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 3 (7' 11" x 7' 11") or (2.42m x 2.41m)

Upvc glazed window to side, radiator, coved ceiling.

Outside

Gravelled area to front.

Gated driveway to side for ample off road parking, leading to a garage.

Access to rear from both sides via footpaths.

Gravelled area to rear with steps down to a patio seating area and a lawned area with mature trees.

Oil tank.

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

Garage

Up and over door to front, door to side.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right into Hendre Road. Take a left at the crossroads where the property can be found on the left hand side.

