



**44 Waterloo Road, Capel Hendre, Ammanford, SA18 3SF**

**Offers in the region of £220,000**

A Semi Detached house set within the village of Capel Hendre close to local amenities, approximately 4 miles from Ammanford town centre and 3 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility, landing, 3 bedrooms and bathroom. The property benefits from uPVC double glazing, oil central heating, off road parking, deceptively large garage/workshop with space for up to 4 cars and enclosed rear garden.

## Ground Floor

uPVC double glazed entrance door leading to

## Entrance hall

with stairs to first floor

## Lounge

14'4" x 11'1" (4.39 x 3.40 )



with under the stairs to first floor, feature fire place, radiator and uPVC double glazed window to front

## Sitting Room

14'7" x 8'2" (4.46 x 2.50)



with radiator and uPVC double glazed window to front.

## Kitchen

10'3" x 12'10" (3.14 x 3.92 )



with base and wall units, stainless steel sink unit with monobloc tap, 7 ring gas hob with oven under, part tiled walls, tiled floor, radiator and uPVC double glazed patio doors to rear.

## Utility

10'2" x 5'4" (3.12 x 1.64 )



with base unit, stainless steel sink unit with monobloc tap, part tiled walls, tiled floor, radiator, uPVC double glazed window to rear and velux window.

## First Floor

## Landing

with radiator

### Bedroom 1

10'1" x 13'0" (3.09 x 3.97 )



with radiator, hatch to roof space and uPVC double glazed window to rear.

### Bedroom 2

7'10" (red to 495'4") x 15'6" (2.40 (red to 151) x 4.74 )



with radiator and two uPVC double glazed windows to front.

### Bedroom 3

14'6" x 8'0" (red 4'10") (4.44 x 2.45 (red 1.48))



with radiator and uPVC double glazed window to front.

### Bathroom

6'3" x 8'5" (1.93 x 2.58 )



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side.

## Outside



with off road parking to front, side access leading to rear garden, paved patio area, lawned area, mature shrubs and trees and block built shed.

## Large Garage/Workshop



with an up and over door, power, light and water connected, plumbing for automatic washing machine and room for up to four cars

## Material Information

### UTILITIES:

Electricity Supply:mains

Water Supply:Mains

Sewerage:Mains

Heating:oil central heating

Broad Band Speed: Download - 180Mbps,

Upload- 220 Mbps

Mobile coverage:Vodafone 80%, Three 77%, Three 74%, O2 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

## Council tax

Band C

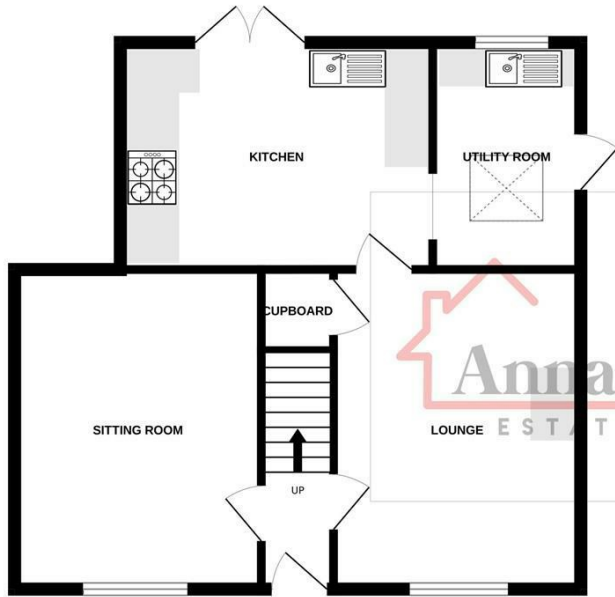
## NOTE

All internal photographs are taken with a wide angle lens.

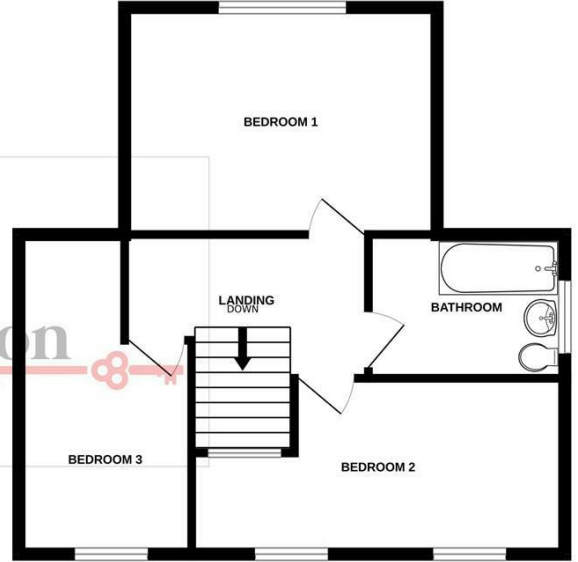
## Directions

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 travel up the hill and the property can be found on the left hand side

GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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