



Hendre Road, Capel Hendre, Ammanford, SA18 3LF

£359,950



Calow Evans
Estate Agents

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Hendre Road, Capel Hendre, Ammanford, SA18 3LF

Situated in a convenient location with easy access to both the M4 and A48, this charming cottage sits proudly on a generous plot. The property has been thoughtfully refurbished by the current owners, with improvements including a new roof, kitchen, and shower room.

An ideal opportunity for those wishing to run a business from home or for keen gardeners, the property also offers potential for a building plot (subject to planning permission). Character features can be found throughout, including quarry-tiled floors, exposed stone walls, and a log burner in the lounge. Externally, the property is approached via a driveway providing ample parking. The gardens, extending to approximately one-fifth of an acre, are enclosed and private, with a selection of useful outbuildings. Viewing is highly recommended to fully appreciate all that this unique property has to offer.





Accommodation:

Entrance Hallway

Radiator, Quarry tiled floor, stairs to first floor.

Lounge

5.77m x 3.33m (18'11" x 10'11")

Two double glazed windows on front, double glazed window to side, radiator, part-exposed stone wall, log burner set in fireplace with Welsh slate hearth, vertical radiator, Quarry tiled floor,





Kitchen/Breakfast Room

5.89m x 3.48m (19'4" x 11'5" (approx))

Double glazed windows to front & rear, vertical radiator, fitted with a range of wall & base units, ceramic sink & draining board unit, eye-level electric oven, integrated microwave, induction hob, extractor fan over, Oak worktops, downlighters to ceiling, part tiled floor, part solid wood flooring, door to cellar.

Cellar

4.88m x 1.63m (16'0" x 5'4")

Ample space for storage and furniture. Fitted shelving. Front aspect window.

Rear Hallway

Double glazed window & door to rear, tiled floor.



Utility Room

0m x 0m (0'0" x 0'0")

Double glazed window to rear, oak worktop with plumbing for washing machine & space for dishwasher, storage cupboard.

Cloakroom

Double glazed window to rear, WC, pedestal sink, radiator.

First Floor Landing

Double glazed window to rear,.



Bedroom One

4.04m x 3.4m (13'3"/9'10" x 11'2")

Double glazed window to front, radiator.

Bedroom Two

3.58m x 3.3m (11'9" x 10'10")

Double glazed window to front, radiator.

Bedroom Three

2.26m x 1.78m (7'5" x 5'10")

Double glazed window to rear, radiator.





Shower Room

Velux window, heated towel rail, suite comprising WC, wash hand basin in vanity unit, mains shower with jets in enclosure (removable with option for the new owner to replace with a bath), cupboard housing Worcester gas boiler (installed 2024).

Externally

Paved driveway providing ample off-road parking for at least 10 vehicles, double gates leading to a larger than average garden comprising paved patio area with Pergola, storage shed lawned area, gravelled area with summer house (16'4" x 9'10" approx) with power connected, Garage/Workshop (16'4" x 9'10" approx), storage shed.

Tenure

Freehold



Council Tax

Band D

Services

We are advised that mains services are connected.

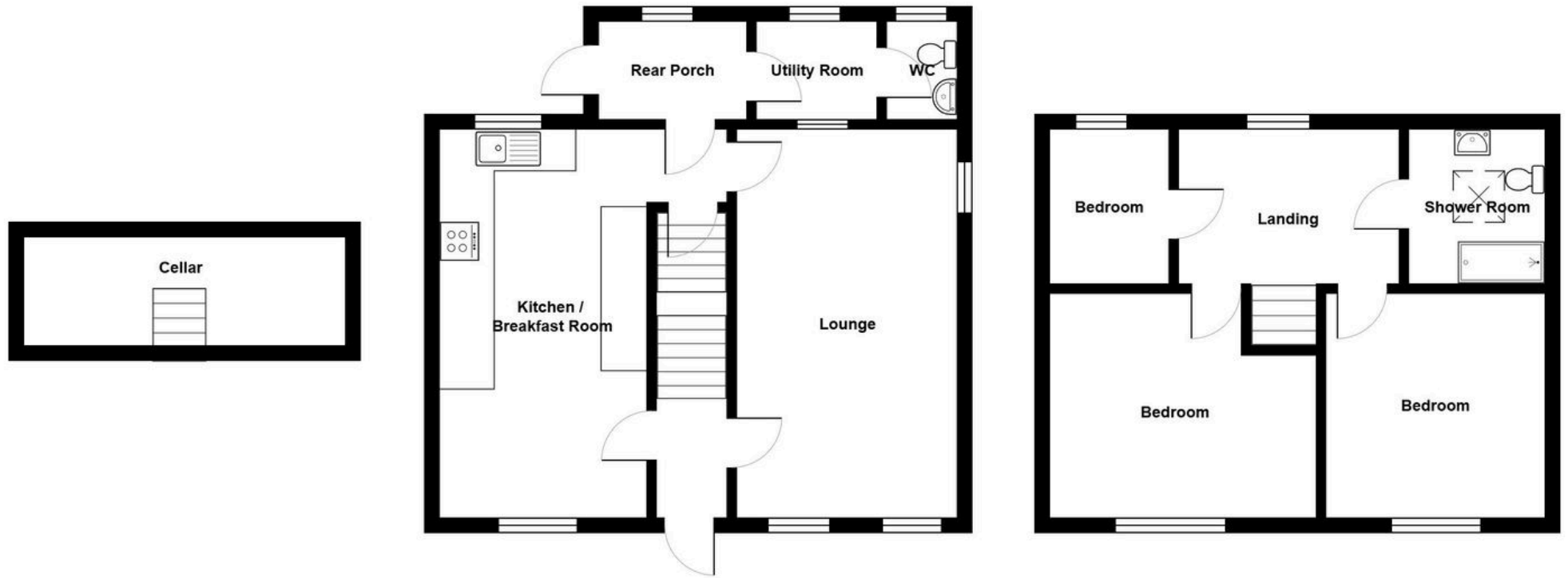
Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this area.



Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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