



**13 Bryn Dreinog, Capel Hendre, Ammanford, SA18 3RJ**

**Offers in the region of £270,000**

**NO ONWARD CHAIN!**

A detached house situated on an estate of modern properties in the village of Capel Hendre, close to local amenities, approximately 3 miles from Ammanford town centre and within easy travelling distance of the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility, downstairs WC, 4 bedrooms one with ensuite and bathroom. The property benefits from uPVC double glazing, gas central heating, garage, front and rear garden.

## Ground Floor

### Entrance Hall

with stairs to first floor, under the stairs cupboard, radiator and uPVC double glazed window to front

### Lounge

16'2" x 11'7" (4.95 x 3.54 )



with radiator, textured ceiling and uPVC double glazed window and patio doors to rear

### Sitting Room

12'2" x 8'8" (3.71 x 2.65 )



with radiator, textured ceiling and uPVC double glazed window to front

## Kitchen

12'2" x 9'5" (3.72 x 2.89 )



with base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window to rear

## Utility

6'6" x 7'2" (1.99 x 2.19 )



with base units, wall mounted boiler, stainless steel sink unit with mixer taps, part tiled walls, tiled floor, radiator, textured ceiling and door to side

## Downstairs WC

7'8" x 2'9" (2.35 x 0.85 )

with low level flush WC, pedestal wash hand basin, textured ceiling, radiator and uPVC double glazed window to side

## First Floor

### Landing

with hatch to roof space, radiator, textured ceiling and built in cupboard

### Bedroom 1

11'10" x 10'10" (3.61 x 3.31)



with radiator, textured ceiling and uPVC double glazed window to rear

### Ensuite

4'0" x 6'5" (1.24 x 1.96 )



with low level flush WC, pedestal wash hand basin, enclosed shower with mains shower, part tiled walls, radiator, extractor fan, textured ceiling and uPVC double glazed window to side

### Bedroom 2

12'3" x 10'6" (3.74 x 3.21)



with radiator, textured ceiling and uPVC double glazed window to front

### Bedroom 3

9'0" x 10'6" (2.75 x 3.21 )



with radiator, textured ceiling and uPVC double glazed window to rear

## Bedroom 4

11'1" x 7'6" (3.38 x 2.30 )



with radiator, textured ceiling and uPVC double glazed window to front

## Bathroom

6'5" x 6'8" (1.97 x 2.05 )



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower, part tiled walls, extractor fan, shaver point, radiator, textured ceiling and uPVC double glazed window to side

## Outside



with lawned area to front, side access to rear garden, paved patio area, outside water tap and raised gravelled area to rear

## Garage

### Material Information

#### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broad Band Speed; Download 1800 Mbps, Upload 220 Mbps

Mobile coverage: Vodafone 83%, EE 76%, Three 74%, O2 61%

#### ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements:

Restrictions:

### Council Tax

Band E

### NOTE

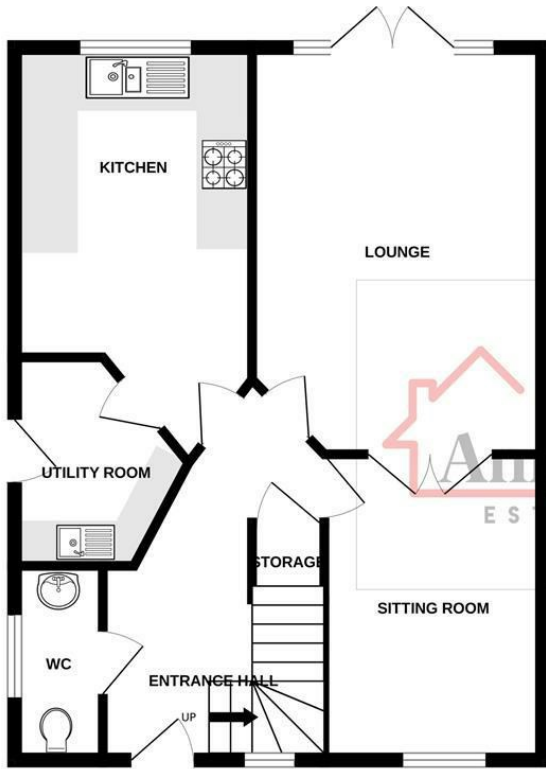
All internal photographs are taken with a wide angle lens.

### Directions

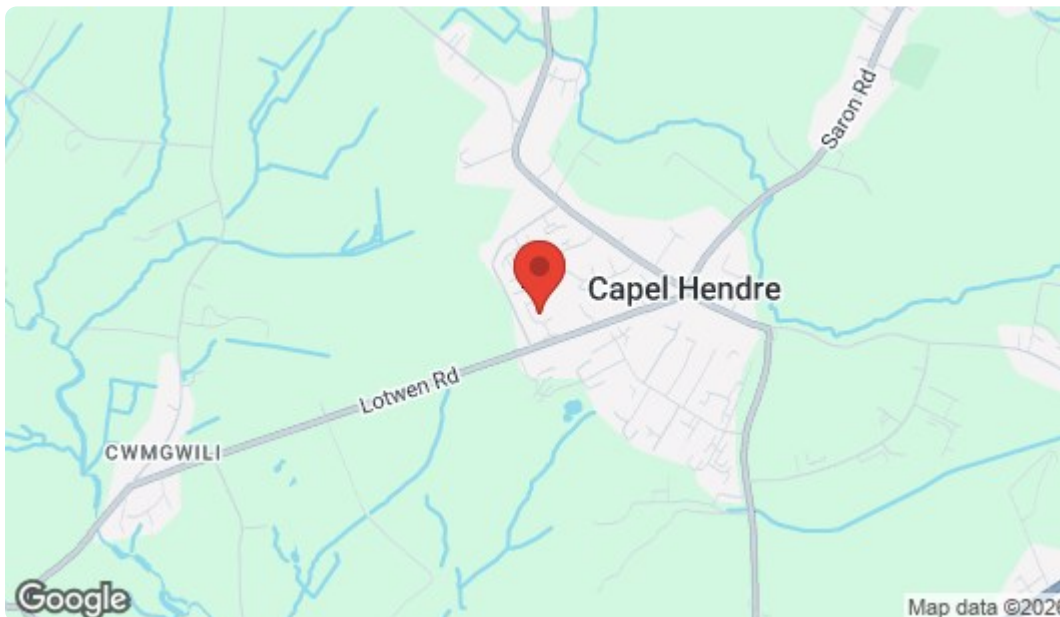
Leave Ammanford on College Street, turn third left into Station Road then second right. Proceed over the level crossing and follow the road for approximately 3 miles to the cross roads in Capel Hendre. Drive straight over the cross roads onto Lotwen Road then turn second right into Bryn Dreinog and follow the road round to the left and the property can be found on the left hand side, identified by our For Sale board.

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>			88
(81-91) <b>B</b>		78	
(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.