



8 Clos Yr Hendre, Capel Hendre, Ammanford, SA18 3NN

Offers in the region of £259,000

- Detached bungalow
- Oil central heating
- Garage and parking
- Convenient location
- 3 bedrooms
- uPVC double glazing
- Front and rear gardens

uPVC double glazed entrance door into Hallway

with radiator, airing cupboard with shelving and oil boiler providing domestic hot water and central heating, coved ceiling and hatch to roof space.

L shaped Lounge Diner 15'7" x 21'8" maximum (4.75 x 6.62 maximum)



with electric fire in feature surround, 2 radiators, textured and coved ceiling, 2 uPVC double glazed windows to front.

Kitchen 9'5" x 10'10" (2.89 x 3.31)



with range of fitted wall and base units, one and half bowl sink unit with mixer taps, electric cooker point, extractor hood, plumbing for automatic washing machine,

built in cupboards, part tiled walls, coved ceiling, uPVC double glazed window to side and uPVC double glazed door to side.

Bathroom 7'9" x 5'10" (2.37 x 1.8)



with panelled bath with electric shower over and glass screen, pedestal wash hand basin, low level flush WC, tiled walls, heated towel rail, coved ceiling and uPVC double glazed window to side.

Bedroom 1 10'8" x 11'8" (3.27 x 3.58)



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

Bedroom 2 10'8" x 9'6" (3.26 x 2.91) with radiator textured ceiling and uPVC double glazed window to rear.

Bedroom 3

7'8" x 7'10" (2.36 x 2.41)



with radiator, textured ceiling and uPVC double glazed window to side.

Outside



Gravelled garden to front with conifer hedge, tarmacadam driveway for 3 cars leading to single car garage. Side pedestrian access either side of the bungalow to the rear garden with decking area, and paved gardens.

Garage

with up and over door, power and light connected and window and door to side

Council Tax

Band D.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Ultra fast 1800 mbps download speed and 220 mbps upload speed available.

Mobile coverage: 3 - 83% Vodafone - 80% EE - 76%. O2 - 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very Low.

Rights and Easements:

Restrictions:

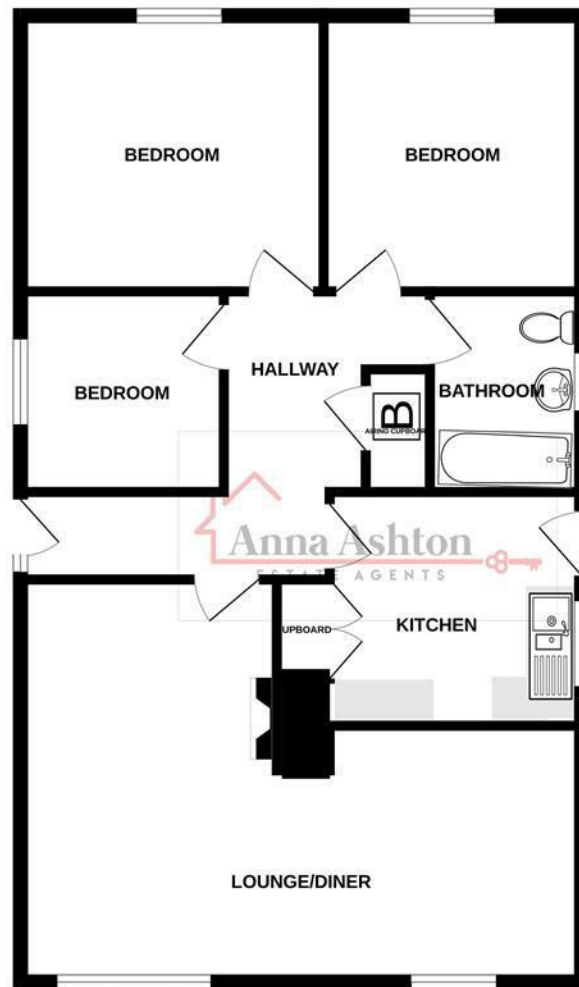
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and turn third left into Station Road, turn second right and travel past the College and up the hill towards Capel Hendre (approx 3 miles). At the crossroads in Capel Hendre turn left then first left into Clos Yr Hendre. Follow the road round to the left and the property can be found on the left hand side identified your For Sale board.

GROUND 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.
Made with Metropix ©2026



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC.	

Please note:

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