



Nant Arw, Capel Hendre, Ammanford, SA18 3SX

£149,950



Calow Evans  
Estate Agents

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## Nant Arw, Capel Hendre, Ammanford, SA18 3SX

An ideal first-time buyer's home, this semi-detached property is located in a popular development with convenient access to the A48 and M4. The accommodation includes two double bedrooms, with the master benefitting from an en-suite shower room (please note: no WC), along with a family bathroom on the first floor. Externally, the property offers off-road parking to the front and an enclosed rear garden that backs onto woodland, providing a pleasant and private outlook.

The village of Penygroes provides a good range of basic amenities, with further facilities available at Cross Hands Business Park. Comprehensive shopping and leisure options can be found in nearby Ammanford town centre, and the M4 motorway is easily reached via Junction 49 at Pont Abraham.







**Accommodation:**

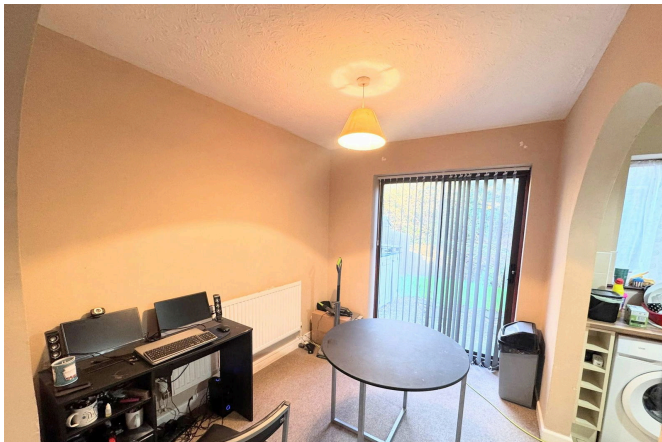
## **Entrance Hall**

Radiator, stairs to first floor.

## **Lounge**

4.27m x 3.86m (14'0"/9'7" x 12'8")

Double glazed window to front, radiator, under-stairs cupboard, opening to:









**Dining Room**

2.84m x 2.31m (9'4" x 7'7")

Double glazed patio doors to rear, radiator, opening to:

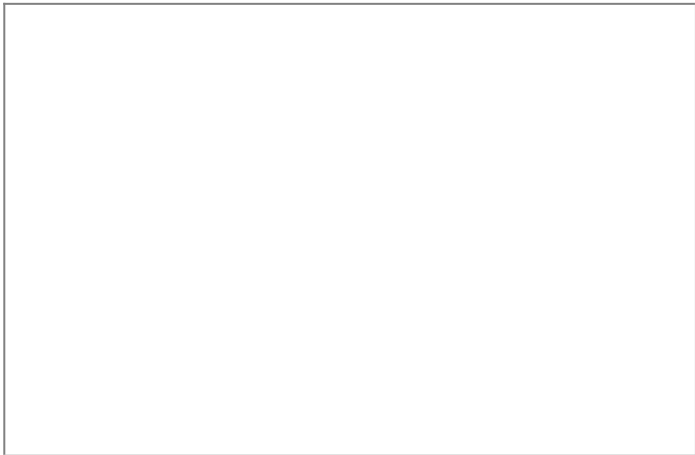
**Kitchen**

2.79m x 1.78m (9'2" x 5'10")

Double glazed window to rear, fitted with wall & base units, integrated electric oven, hob, extractor over, wall mounted LPG gas boiler providing domestic hot water & central heating, sink & draining board unit.

**First Landing Landing**

Storage cupboard.



**Bedroom One**

3.33m x 3m (10'11" x 9'10")

Double glazed window to front, radiator.

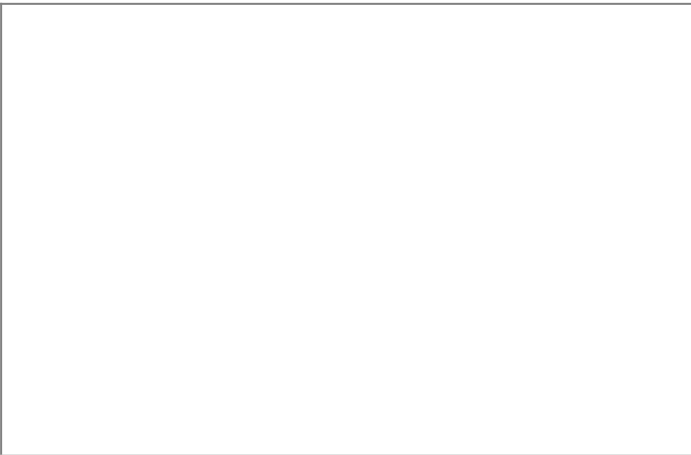
**Ensuite**

Mains shower in enclosure, wash hand basin, please note there is no WC.

**Bedroom Two**

2.9m x 2.26m (9'6" x 7'5")

Double glazed window to rear, radiator.



**Bathroom**

1.91m x 1.91m (6'3" x 6'3")

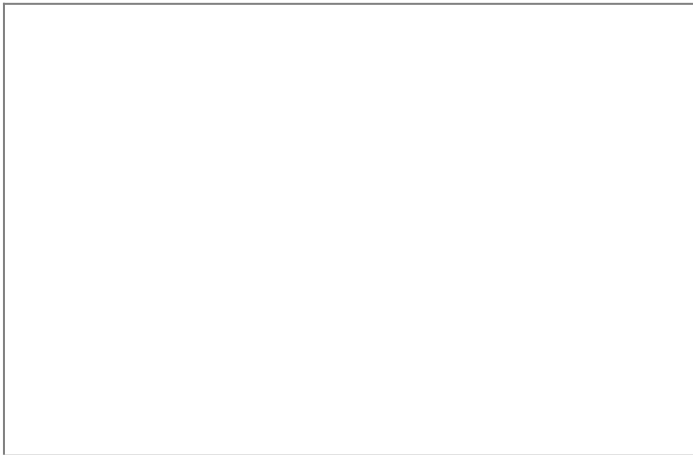
Double glazed window to rear, radiator, suite comprising panelled bath, WC, pedestal wash hand basin.

**Externally**

Off road parking to the front, side pedestrian access to an enclosed rear rear garden mainly laid to lawn,

**Services**

We are advised all services are connected. LPG gas central heating (communal tank).





**Council Tax**

Band C

**Broadband/Mobile Phone Coverage**

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

**Tenure**

Freehold



**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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Ammanford, SA18 3AF

#### Office Contact

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