



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

**Offers in the region of £260,000**

- Detached house
- Gas central heating
- Attached garage and drive
- Viewing highly recommended
- 3 bedrooms (1 en suite)
- uPVC double glazing
- Enclosed rear garden

## Ground floor

with steel coated entrance door to

## Entrance Hall

with stairs to first floor, laminate flooring, radiator and textured ceiling.

## Downstairs WC

4'11" x 2'10" (1.52 x 0.88)



with low level flush WC, corner wash hand basin, radiator, tiled floor, textured ceiling and uPVC double glazed window to front.

## Lounge

19'0" red to 14'11" x 10'9" (5.81 red to 4.55 x 3.30)



with built in cupboard, radiator, laminate flooring, coved ceiling and uPVC double glazed window to rear.

## Kitchen/Diner

14'8" x 8'9" (4.48 x 2.67)



Fully updated in 2025 with a contemporary Wren fitted kitchen comprising a range of base and wall units with integrated appliances including dishwasher, microwave, washing machine, double oven/grill, refuse bin and a five-zone induction hob with extractor hood over. Additional features include a large sink unit with a four-way mixer tap providing instant filtered hot and cold drinking water and a wall-mounted gas boiler housed within a cupboard, supplying domestic hot water and central heating. Finished with a slate tiled floor, radiator, and uPVC double-glazed French doors and windows overlooking and providing access to the rear garden.

## First Floor

## Landing

with hatch to roof space, airing cupboard with slatted shelves and fully lagged hot water cylinder, radiator and uPVC double glazed window to side.

## Bedroom 1

15'1" red to 9'1" x 12'9" red to 8'1" (4.60 red to 2.79 x 3.90 red to 2.48)



with radiator and uPVC double glazed window to front.

## En Suite

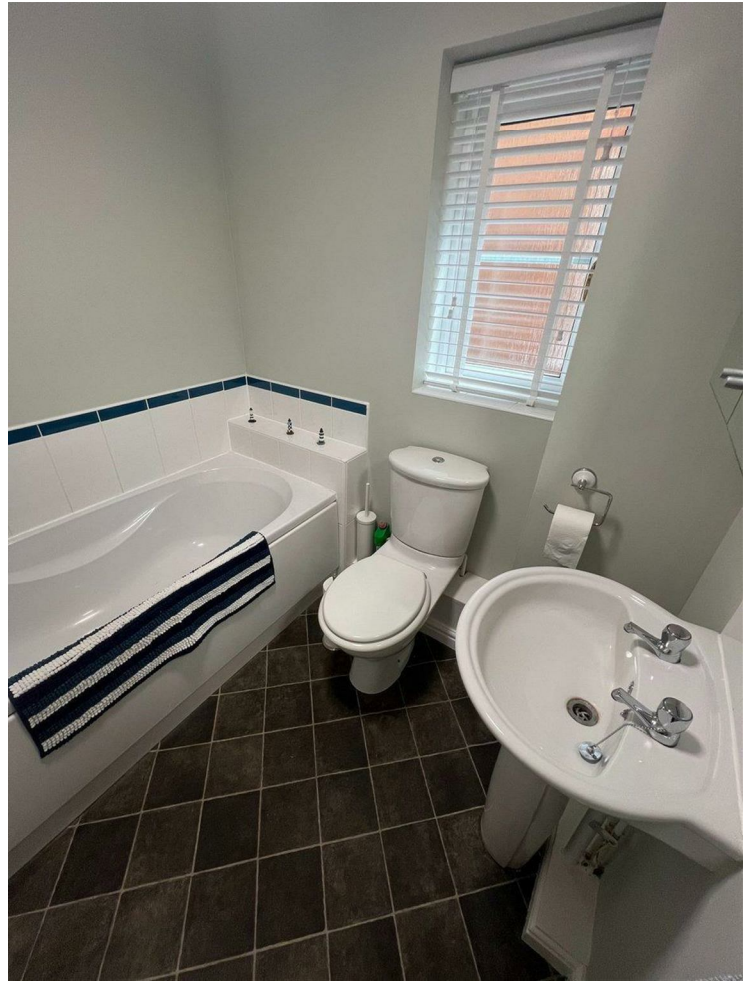
6'8" x 7'1" (2.05 x 2.16)



with low level flush WC, vanity wash hand basin, tiled shower cubicle with 3 bar power shower part tiled walls, radiator, extractor fan, shaver point, work surfaces, textured ceiling and uPVC double glazed window to front.

## Bathroom

6'9" x 6'1" (2.06 x 1.87)



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

## Bedroom 2

11'6" red to 8'7" x 10'11" (3.52 red to 2.62 x 3.35)



with radiator and uPVC double glazed window to rear.

## Bedroom 3

11'6" x 8'10" (3.53 x 2.7)



with radiator and uPVC double glazed window to rear.

## Outside



with lawned garden to front.

Side pedestrian access to enclosed rear garden with patio area, gravelled area, double electrical point and outside tap.

## Attached garage

with remotely operated roller garage door to optimise access and power and light connected.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D.

## NOTE

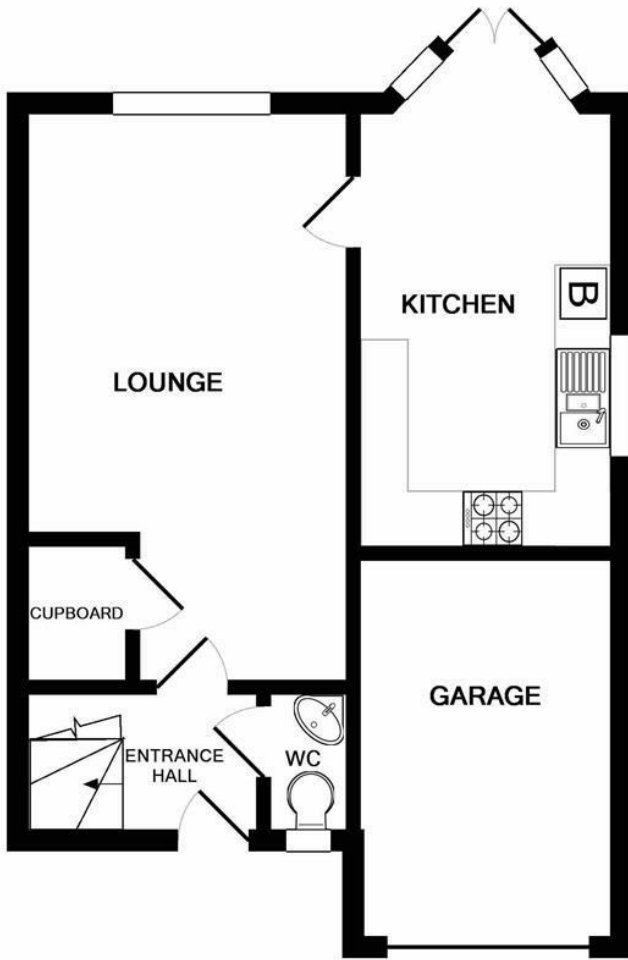
All photographs are taken with a wide angle lens.

## Directions

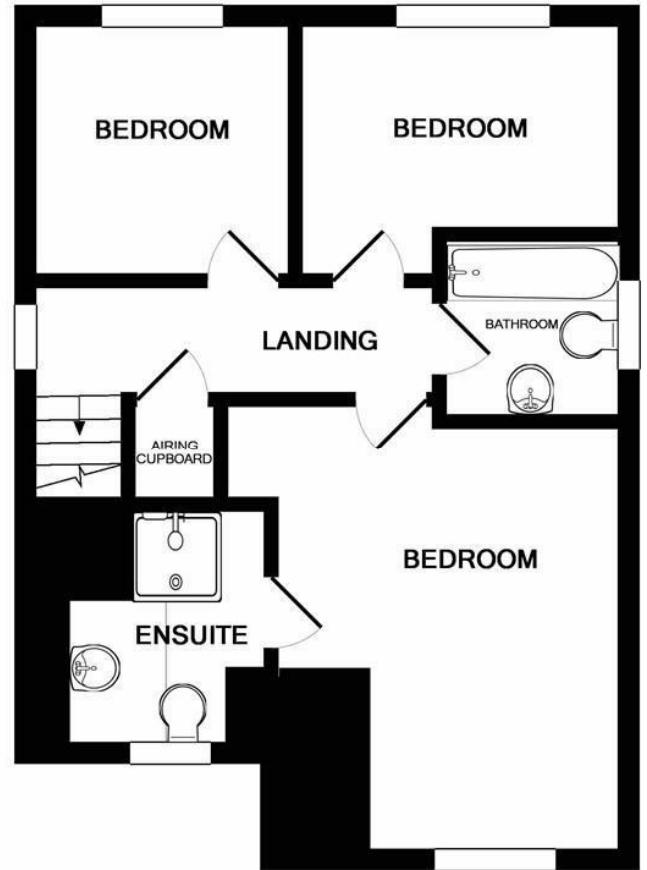
Leave Ammanford on College Street, turn third left into Station Road then second right. Proceed over the level crossing and follow the road for approximately 3 miles to the cross roads in Capel Hendre. Drive straight over the cross roads onto Lotwen Road then turn second right into Bryn Dreinog and take the first right (proper road) and the property can be found on the left.

## AGENTS NOTE

A planning application has been lodged to build new houses to the rear of this house.

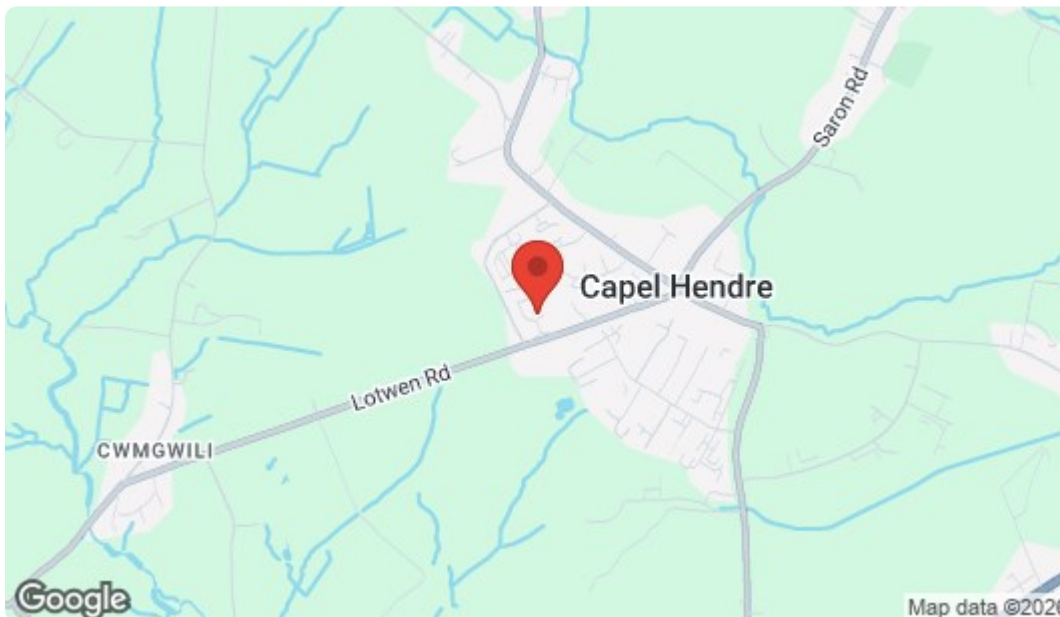


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) 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 |  |                         |           |
|   |  | 71                      | 74        |
| 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.