



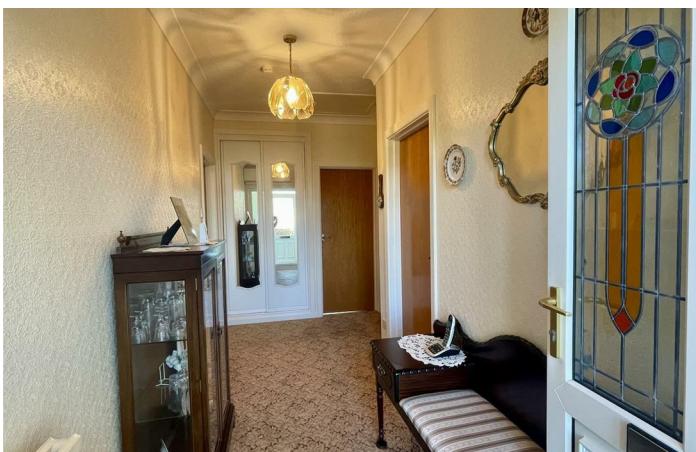
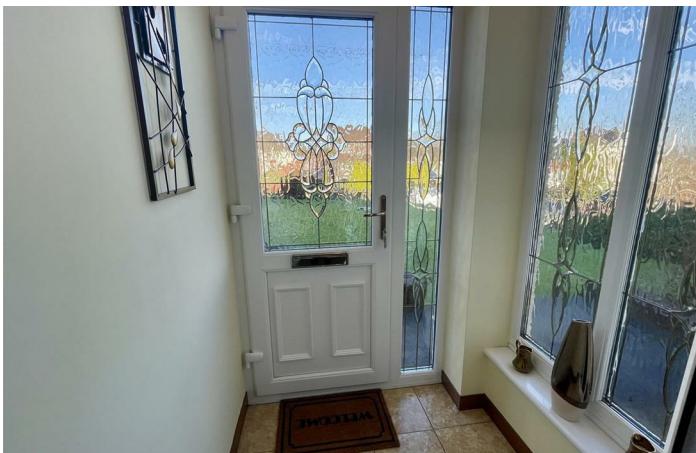
180 Hendre Road

Capel Hendre, Ammanford SA18 3LF

- Detached Bungalow
- Kitchen Dinner With Separate Utility Room
- Front & Rear Gardens
- CHAIN FREE
- EPC: F
- Two Double Bedrooms
- Two Detached Garages
- Off Road Parking
- Freehold
- Featured Property

Asking Price £259,950 Freehold





Location

Description

Cymru Estates are pleased to offer for sale a spacious Two Double Bedroom Detached Bungalow with Two Detached Garage's in the village of Capel Hendre, with easy access to M4/A48 and local amenities. The Accommodation comprises of Impressive entrance hallway, lounge, kitchen/breakfast room, utility, rear porch, two double bedrooms and family bathroom. Externally the property has Front and Rear Garden areas with driveway providing off road parking that leads to two detached Garages. Viewing is Highly recommended to fully appreciate this property. EPC: F. Freehold, CHAINFREE.

Entrance Porch

4'8" x 3'8" approx

Access via uPVC double glazed door and uPVC double glazed window to side.

Hallway

Access via uPVC double glazed door, radiator, attic hatch, fitted wardrobe,

L-Shaped Lounge

21'9" x 19'2" x 10'10" approx

Three uPVC double glazed windows facing front, side and rear. Three radiators, electric fireplace with marble surround.

Kitchen

10'11" x 8'9" approx

Fitted with matching base and wall units with worksurface over, electric oven and four ring hob with extractor hood over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, storage cupboard housing water tank, uPVC double glazed window facing side.

Rear Porch

uPVC double glazed window facing rear of property, fitted cupboard, tiled flooring.

Utility Room/ Sun Room

9'2" x 6'11" approx

uPVC double glazed window facing rear garden, door leads to rear of property, radiator, tiled flooring.

Bedroom One (Double)

22'6" x 9'9" approx

uPVC double glazed window facing rear, radiator.

Bedroom Two (Double)

13'7" x 11'4 approx

uPVC double glazed window facing front, radiator.

Family Bathroom

15'11" x 6'8" approx

Fitted with a five piece suite comprising of bath, shower, pedestal sink, low level W.C., and bidet, uPVC double glazed window facing rear with obscure glass, radiator and wall mounted towel rail.

Two Detached Garages

Detached Garage One with electric roller door, workshop area and W.C. Room.

Detached Garage Two with electric roller door.

External

External Front: Approached via tarmacadam driveway, laid with ornamental chippings, lawned area, side access leads to rear of property.

External Rear: tarmacadam area, ornamental patio areas, Oil Tank.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are



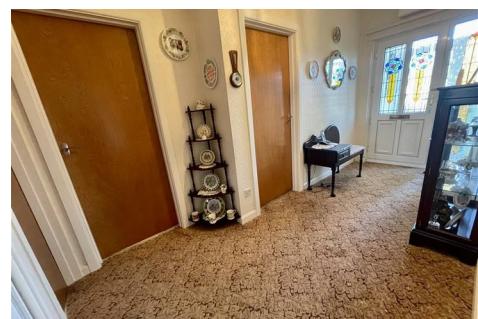
critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





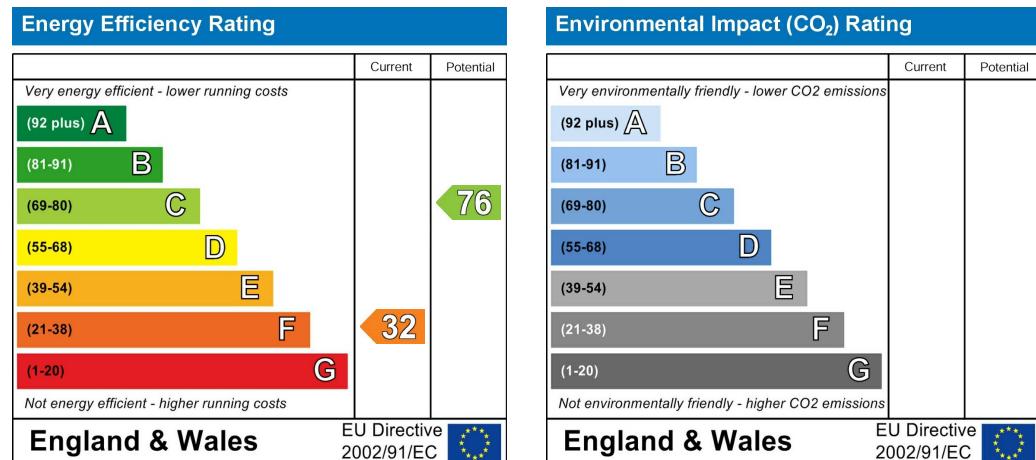




Local Authority Carmarthenshire

Council Tax Band E

EPC Rating F



Cymru Estates Sales Office

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Llanelli, Dyfed, SA14 6NA

Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.