



Llwyncelyn

Capel Hendre, Ammanford SA18 3SS

- Detached Bungalow
- Open Plan Living to Rear
- Off Road Parking & Garage
- Excellent access to A48/M4 j49
- Freehold
- Three Bedrooms
- Enclosed Rear Garden
- Village Location
- EPC; E
- Viewing By Appointment

Asking Price £229,995 Freehold





Location

Description

Located in the village of Capel Hendre, this delightful detached modern bungalow offers a perfect blend of comfort and convenience, with three well-proportioned bedrooms and open plan spacious reception room. Set in a tranquil area, the property benefits from a lovely garden, providing an excellent opportunity for outdoor relaxation or gardening enthusiasts. The surrounding neighbourhood is friendly and offers a sense of community, making it an ideal place to settle down. Conveniently located, this bungalow is within easy reach of local amenities, schools, and transport links, ensuring that everything you need is just a short distance away. Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this property in Llwyncelyn is a wonderful opportunity not to be missed. Come and experience the charm of this lovely bungalow for yourself. Externally the driveway leads to Rear Garden & Garage. EPC Rating- E.

Open Plan Kitchen/ Family Room

21'7" x 15'10" approx

Access via uPVC double glazed door, uPVC double glazed window facing rear and uPVC double glazed french doors to rear garden. Kitchen fitted with a range of grey high gloss wall and base units with granite effect work surface over, tiling over work surfaces, stainless steel sink unit with mixer tap, integrated eye level electric oven and four ring electric hob, Island with storage cupboard and complimentary work surface, ornamental light fitting over island. Integrated dishwasher, space for fridge freezer, plumbing for washing machine. Radiator and vertical feature radiator.

Hallway

Cupboard housing wall mounted boiler, hatch to attic.

Bedroom One

14'0 x 9'9" approx

Two uPVC windows to front, radiator.

Bedroom Two

12'10" x 7'4" approx

uPVC double glazed window to front, radiator.

Bedroom Three

10'6" x 8'9" approx

uPVC double glazed window to side, radiator.

Family Bathroom

8'0 x 7'2" approx

Fitted with a three piece suite comprising of low level W.C, sink with vanity unit, P shaped bath with shower over, heated towel rail, tiled flooring, uPVC double glazed window with obscure glass to side, partly tiled walls.

Externally

Brick driveway with ornamental chippings leading to garage and entrance to rear garden, off road parking area to front of property, rear garden laid to lawn with patio and decking areas, ornamental chippings, side access to garage. Below ground lpg Gas tank.

Garage

Up and over door, power and lighting, door gives side access to rear garden.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains gas, 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.



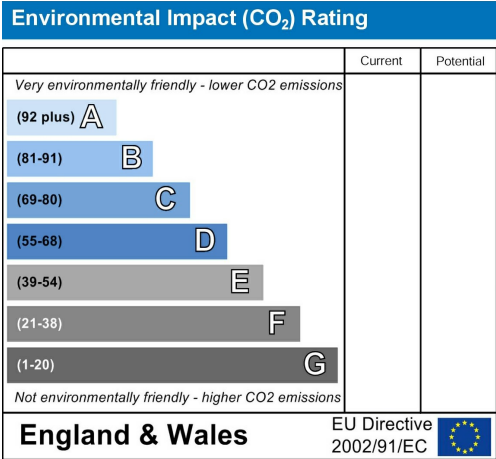
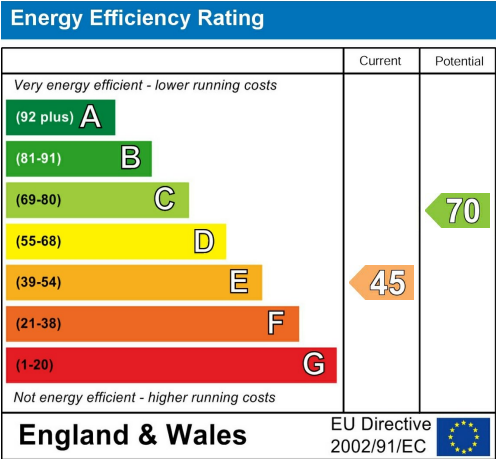








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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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.