



Waterloo Road , Capel Hendre SA18 3SF

- Detached Property
- Kitchen/ Diner With Separate Reception Room
- Garage & Off Road Parking
- Village Location With All Local Amenities
- EPC: C
- Three Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- Freehold
- Viewing By Appointment Only

Asking Price £225,000 Freehold





Location

Description

Cymru Estates are pleased to offer for sale a three bedroom detached property in the village of Capel Hendre. The Accommodation comprises of Entrance Hallway, Lounge, Kitchen/ Diner, Cloakroom, Three Bedrooms and Family Bathroom. With the benefit of Gas Central Heating and uPVC Double Glazing. Externally the property has an enclosed rear garden. Single garage with off road parking to the front and side of the property. Call Today to Book Your Viewing. EPC:C . Freehold.

Hallway

Access via uPVC double glazed door, radiator, staircase to first floor and under stairs storage cupboard.

Lounge

16'2" x 11'10" approx
uPVC double glazed bay window facing front, radiator.

Kitchen / Diner

16'2" x 10'7" approx
Fitted with a range of timber effect matching wall and base units with worksurface over, integrated oven and grill, four ring gas hob with integrated extractor hood over, double stainless steel sink with mixer tap, uPVC double glazed window overlooking rear garden. Dining area has a uPVC door opening out into the garden area, radiator.

Cloakroom

Fitted with a two suite comprising of vanity wash hand basin and low level W.C. uPVC obscure double glazed window to side of property.

Landing

uPVC double glazed window at halfway facing side, hatch to attic space, airing cupboard housing wall mounted Worcester gas boiler.

Bedroom One

13'0" x 10'6" approx
uPVC double glazed window to rear, two fitted wardrobes, radiator.

Bedroom Two

11'10" x 9'3" approx
uPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom Three

11'10" x 6'7" approx
uPVC double glazed window to front, radiator.

Family Bathroom

Three piece suite comprising of low level W.C, wash hand basin, bath with overhead shower and patterned glass shower screen, heated towel rail, uPVC obscure double glazed window to side of property.

External

Tarmac driveway offering off road parking for several vehicles, wide range of trees, shrubbery and plants. Driveway leads to single garage and enclosed rear garden, which also has a wide range of trees and shrubbery, patio area covered with a corrugated roof.

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.



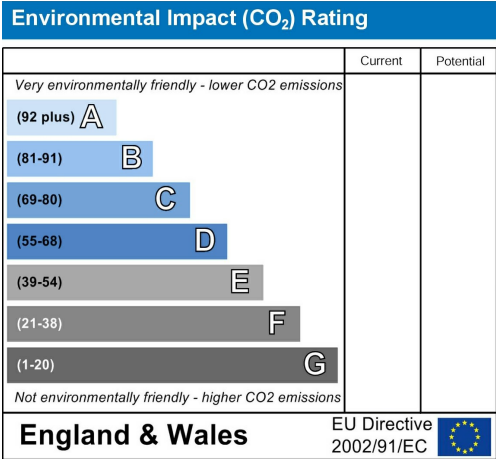
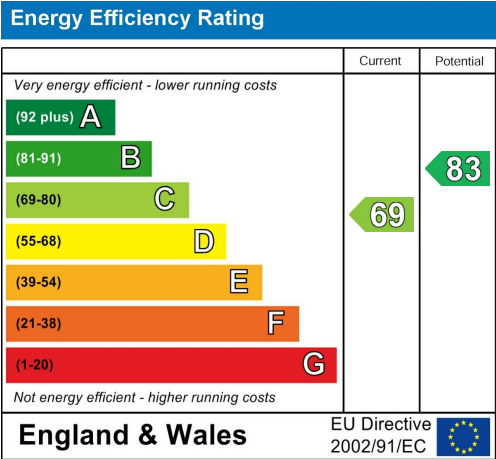








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating C



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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.