

**Approximate total area<sup>(1)</sup>**  
959 ft<sup>2</sup>  
89.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'D'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take-on AJS/SC/0326/draft

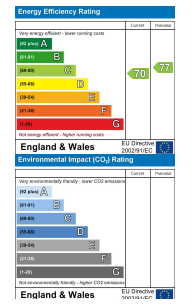
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

### Myrtle Hill, 186 Hendre Road, Capel Hendre, Ammanford, SA18 3LF

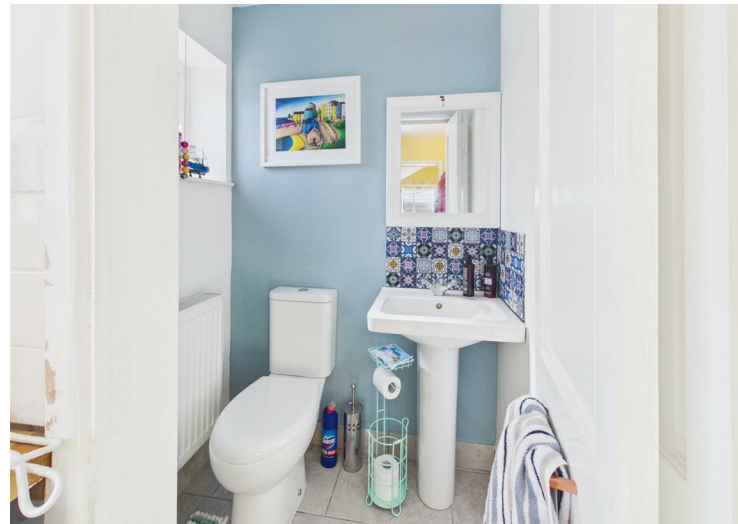
- Detached Traditional Property
- Immaculately Presented Throughout
- Spacious Rear Garden With Lapsed Planning
- New Triple glazed windows to the front of the property
- EPC RATING C. COUNCIL TAX BAND D.
- Two Double Bedrooms & Small Bedroom 3
- Ample Parking To The Side
- Wooden Garage/Workshop & Summerhouse
- Worcester boiler installed in 2024, serviced yearly
- Viewing Highly Recommended



Price £339,950

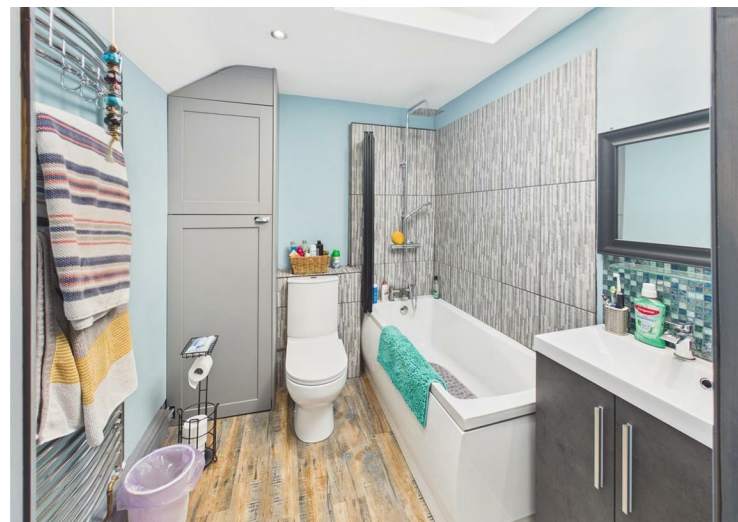
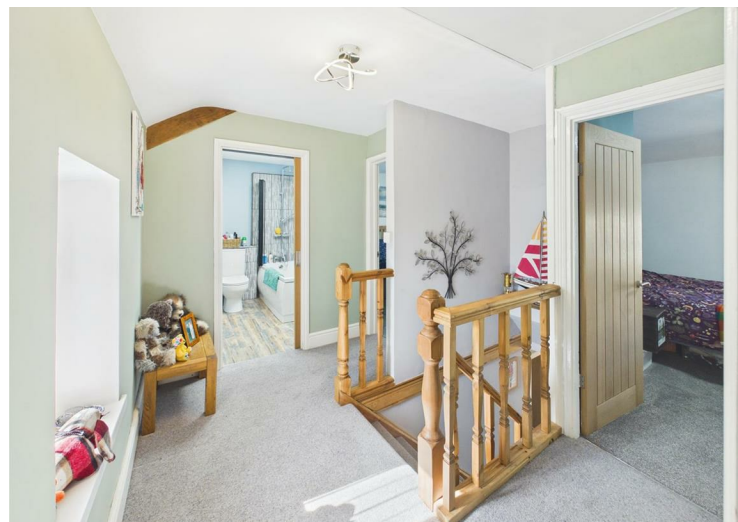
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Sitting pretty and proud since 1865 on the crossroads of Capel Hendre, we here at West Wales Properties are pleased to present to all you lucky buyers "Myrtle Hill". Immaculately presented throughout this property offers a bit of charm with the multi-fuel log-burner (fitted '22), bare-stone wall and beamed ceilings mixed with some modern features which offers a perfect twist on this well-loved home. Situated on a generous size plot, total plot size measuring 0.292 of an acre, plenty of space to do with as you please. Call us today on 01554 759655 to come see for yourself what's behind the door of "Myrtle Hill". EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge, kitchen/diner, rear hallway, utility room, cloakroom, landing, bathroom and two double bedrooms and a third smaller bedroom ideal for a nursery/office/dressing room. Externally, enclosed front garden. Driveway to the side offering ample parking and secure gated access into the rear garden. The total plot size is 0.292 of an acre. A rear enclosed garden with an enclosed spacious patio area then gated access into the remainder of the garden which is a blank canvas for someone to transform into the garden of your dreams. Summer house, shed and wooden garage/workshop (power and lights connected) is also situated at the rear.



**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. There was outline planning for a bungalow on the rear of the garden which has now lapsed. E/39850. Greenstar 8000 condensing combi boiler fitted in 2024. Multi-fuel log-burner fitted in 2022. New windows and doors in 2022, building regulations and contractors guarantee and Fensa certificate on file. This house is situated on the crossroads of Capel Hendre. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- variable mobile phone

coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

- HALLWAY**
- LOUNGE**
- KITCHEN/DINER**
- REAR PORCH**
- UTILITY**
- CLOAKROOM**
- LANDING**

- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**
- SUMMER HOUSE**
- WOODEN GARAGE**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.