



## Llust Heol Lotwen, Capel Hendre, Ammanford, SA18 3RP

**Offers in the region of £199,950**

A delightful detached bungalow presenting a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this space into a contemporary haven is truly exciting.

Accommodation comprises entrance hall, lounge, kitchen, 2 double bedrooms and bathroom and benefits from aluminium triple glazing and solid fuel central heating.

Outside, the bungalow boasts both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property includes a garage and parking, ensuring convenience for residents and visitors alike.



## **uPVC double glazed entrance door into**

### **Entrance Porch**

2'5" x 4'5" (0.74 x 1.35)  
with glazed door into

### **Hallway**

with radiator, coved ceiling and built in cupboard.

### **Lounge**

23'5" x 10'10" (7.16 x 3.32)



with solid fuel fire, built in airing cupboard with hot water cylinder and slatted shelving, 2 wall lights, coved ceiling and aluminium triple glazed windows to front and rear.

### **Kitchen**

7'10" max x 9'9" max (2.41 max x 2.98 max)



with base and wall units, stainless steel single drainer sink unit, electric cooker point, part tiled walls, radiator, textured and coved ceiling, aluminium triple glazed window to rear and uPVC double glazed door to rear.

## **Bedroom 1**

11'11" x 11'10" (3.64 x 3.61)



with radiator, textured and coved ceiling and aluminium triple glazed window to front.

## **Bedroom 2**

9'11" x 9'11" (3.03 x 3.03)



with radiator, coved ceiling and aluminium triple glazed window to rear.



## Bathroom

6'11" x 6'8" (2.11 x 2.04)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, hatch to roof space, radiator, textured and coved ceiling and aluminium triple glazed window to side.

## Outside



Low maintenance gravelled garden to front with conifer hedging, side tarmac driveway with parking for several cars leading to single car garage, Outside toilet, outside light, outside tap, coal store, timber summer house, glass house, two gravelled gardens and further garden with range of shrubs and bushes.

## Single Car Garage



with up and over door.

## Services

Mains water, electricity and drainage

## Council Tax

Band C.

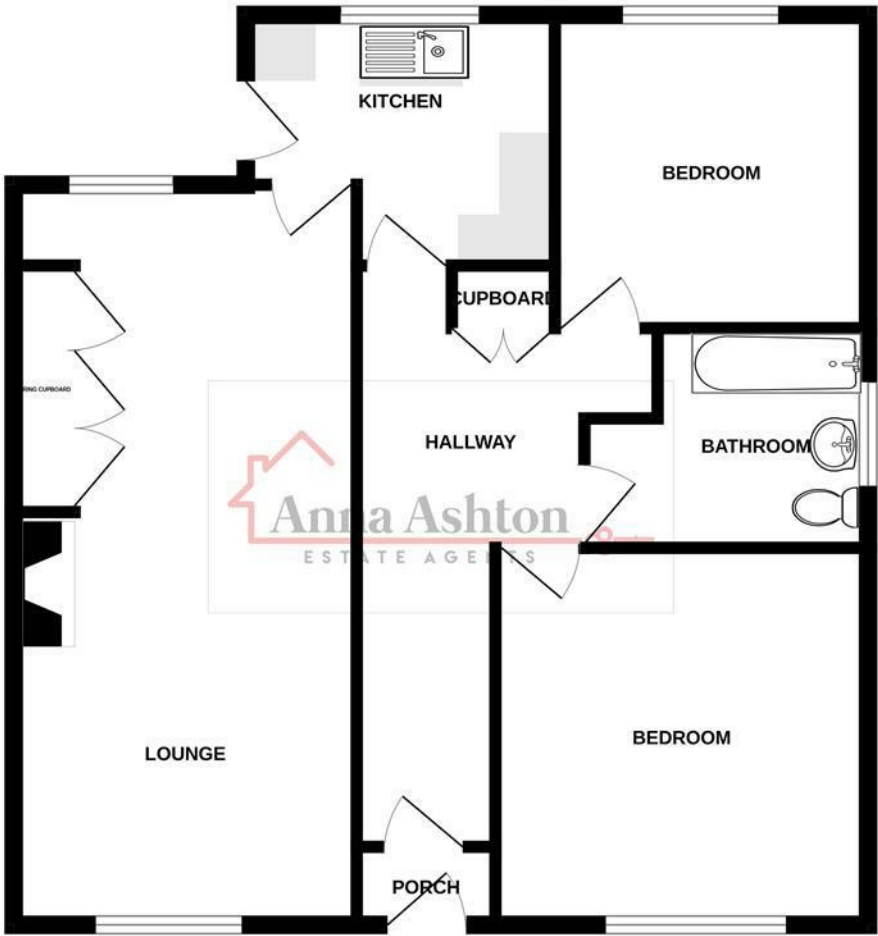
## Directions

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 and the property will be found on the right hand side before the turning into Bryn Dreinog.

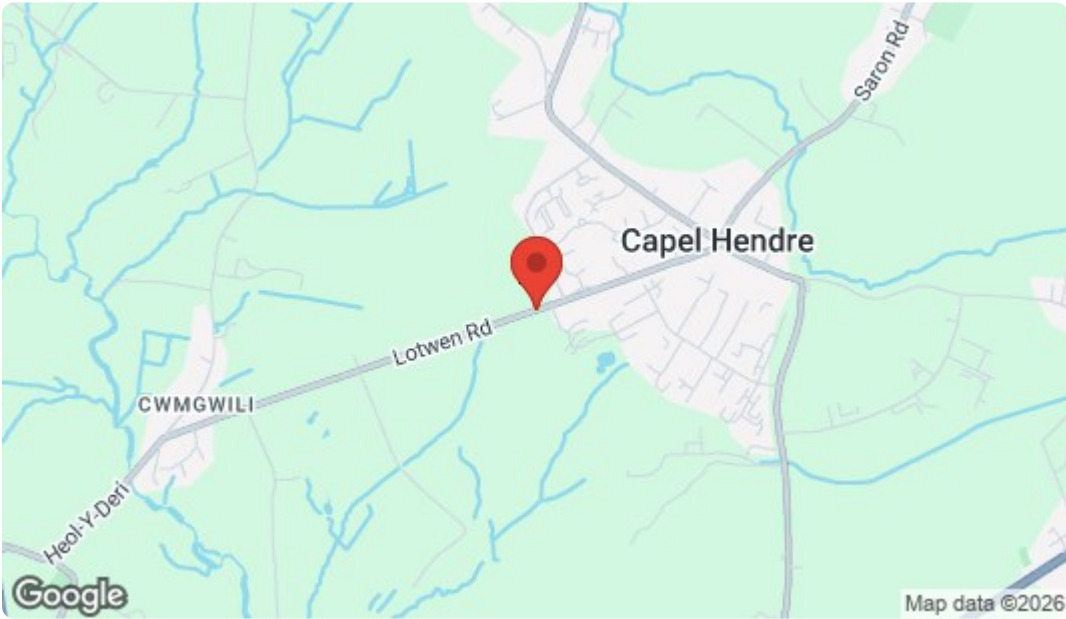
## NOTE

All internal photographs are taken with a wide angle lens.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		79
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.