



2 Waterloo Terrace, Capel Hendre, Ammanford, SA18 3SA

Offers in the region of £280,000

- Well presented semi detached house
- Oil central heating
- Off road parking
- Large well maintained garden
- Far reaching views
- 3 bedrooms
- uPVC double glazing
- Large garage/Workshop
- Owned Solar Panels

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, wood floor, radiator and coved ceiling.

Lounge

21'10" x 11'5" red to 9'10" (6.68 x 3.48 red to 3.01)



with feature fireplace, 2 alcove shelving, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and rear.

Kitchen/Diner

21'11" x 9'6" (6.69 x 2.91)



with range of fitted base and wall units with Granite work surface, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, integrated fridge freezer, integrated dishwasher, under stairs cupboard, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to front, side and rear and door to rear.

Conservatory

7'2" x 16'4" (2.20 x 4.98)



with tiled floor, 2 wall lights, radiator, polycarbonate roof and uPVC double glazed windows and door to side.

First Floor

Landing

with hatch to roof space, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 1

10'8" x 12'5" to wardrobes (3.26 x 3.80 to wardrobes)



with fitted wardrobes, laminate floor, radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

10'7" x 11'5" (3.24 x 3.49)



with radiator, dado rail, laminate floor, coved ceiling and uPVC double glazed window to rear.

Bedroom 3

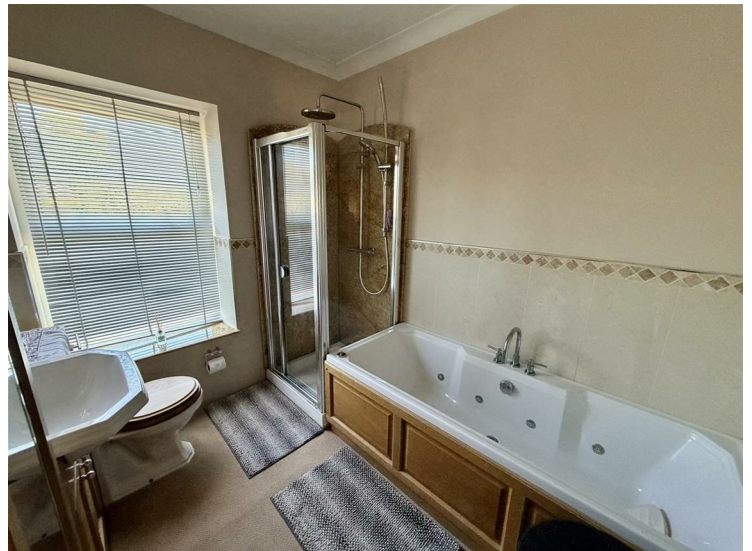
12'4" x 9'4" (3.78 x 2.86)



with radiator, coved ceiling and uPVC double glazed window to front.

Bathroom

8'7" x 7'3" (2.63 x 2.22)



with low level flush WC, vanity wash hand basin with cupboards under, built in cupboards, Jacuzzi panelled bath, shower enclosure with mains shower, part tiled walls, extractor fan, heated towel rail, downlights, coved ceiling and uPVC double glazed window to rear.

Outside



Side parking for 2 cars and leading to a detached garage. Steps up (with wrought iron railings) to a large well maintained garden which is mainly laid to lawn with an abundance of mature flowers and shrubs. Vegetable area. Paved and slated seating area with fixed gazebo and further seating area with pergola. Insulated block workshop and insulated shed both with power and light connected. Fine views.

Garage

26'1" red to 17'3" x 17'7" red to 7'8" (7.97 red to 5.28 x 5.36 red to 2.34)

Double cavity built garage with inspection

pit, power and light, electric car charger (compatible with solar panels), electric roller door and 2 windows to side.

Utility 3.21 x 2.66 max - with work surface, plumbing for automatic washing machine, space for tumble dryer

WC - 1.59 x 0.87 - with low level flush WC and window to side.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

Owned Solar Panels.

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements:

Restrictions:

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Directions

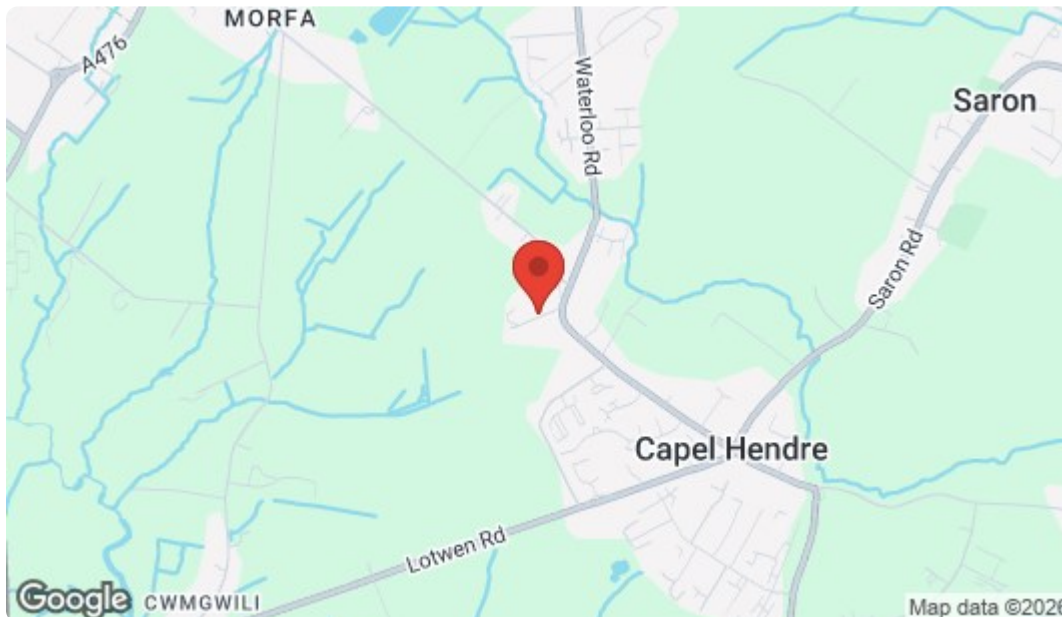
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and proceed over the level crossing and up the hill. After approximately 2.5 miles turn right at the crossroads in Capel Hendre. Proceed up the hill and turn fourth left into Waterloo Terrace and the property can be found on the right hand side.

GROUND FLOOR

1ST 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.