



**7 Bryn Dreinog, Capel Hendre, Ammanford, SA18 3RJ**

**Offers in the region of £289,995**

A detached house situated on an estate of modern properties in the village of Capel Hendre, close to local amenities, approximately 3 miles from Ammanford town centre and within easy travelling distance of the M4 motorway. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, 4 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 3 cars, attached garage and front and rear gardens.

## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, textured ceiling and composite oak floor.

### Downstairs WC

7'9" x 2'10" (2.37 x 0.87)



with low level flush WC, pedestal wash hand basin, textured ceiling, extractor fan, radiator and uPVC double glazed window to side.

### Lounge

16'4" x 11'6" (5 x 3.54)



with composite oak flooring, wall mounted electric fire, radiator, textured and covered ceiling and uPVC double glazed French doors to rear.

## Dining Room

12'0" x 8'8" (3.66 x 2.65)



with composite oak flooring, radiator, textured ceiling and uPVC double glazed window to front.

## Kitchen



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and built in double oven, plumbing for automatic dishwasher, small breakfast bar, tiled floor, radiator, textured ceiling, downlights and uPVC double glazed window to rear.

## Utility

6'5" x 6'0" (1.97 x 1.85)



with range of fitted base and wall units, single drainer sink unit with mixer taps, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, part tiled walls, tiled walls, tiled floor, radiator, textured ceiling and door to side.

## First Floor

### Landing

with hatch to roof space, built in cupboard with fully lagged hot water cylinder, radiator, textured ceiling and uPVC double glazed window to front.

## Bedroom 1

11'5" x 10'7" red to 8'5" (3.50 x 3.25 red to 2.58)



with built in wardrobes, radiator, textured ceiling and uPVC double glazed window to rear.

### En Suite

4'1" x 6'5" (1.26 x 1.98)



with low level flush WC, pedestal wash hand basin, corner shower enclosure with mains shower, part tiled walls, heated towel rail, extractor fan, textured ceiling and uPVC double glazed window to side.

### Bedroom 2

12'6" red to 10'4" x 8'10" (3.82 red to 3.15 x 2.70)



with built in wardrobe, radiator, textured ceiling and uPVC double glazed window to front.

### Bedroom 3

12'0" x 10'6" (3.68 x 3.22)



with radiator, textured ceiling and uPVC double glazed window to rear.

### Bedroom 4

11'1" x 7'4" (3.38 x 2.26)



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

### Bathroom

6'5" x 6'5" (1.96 x 1.97)



with low level flush WC, vanity wash hand basin, panelled bath with shower over, part tiled walls, extractor fan, heated towel rail, textured ceiling and uPVC double glazed window to side.

### Outside

with lawned garden to front, tarmac side drive leading to garage. Enclosed rear garden with paved area and artificial lawned area.

### Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74 o2: 61%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

#### **Council Tax**

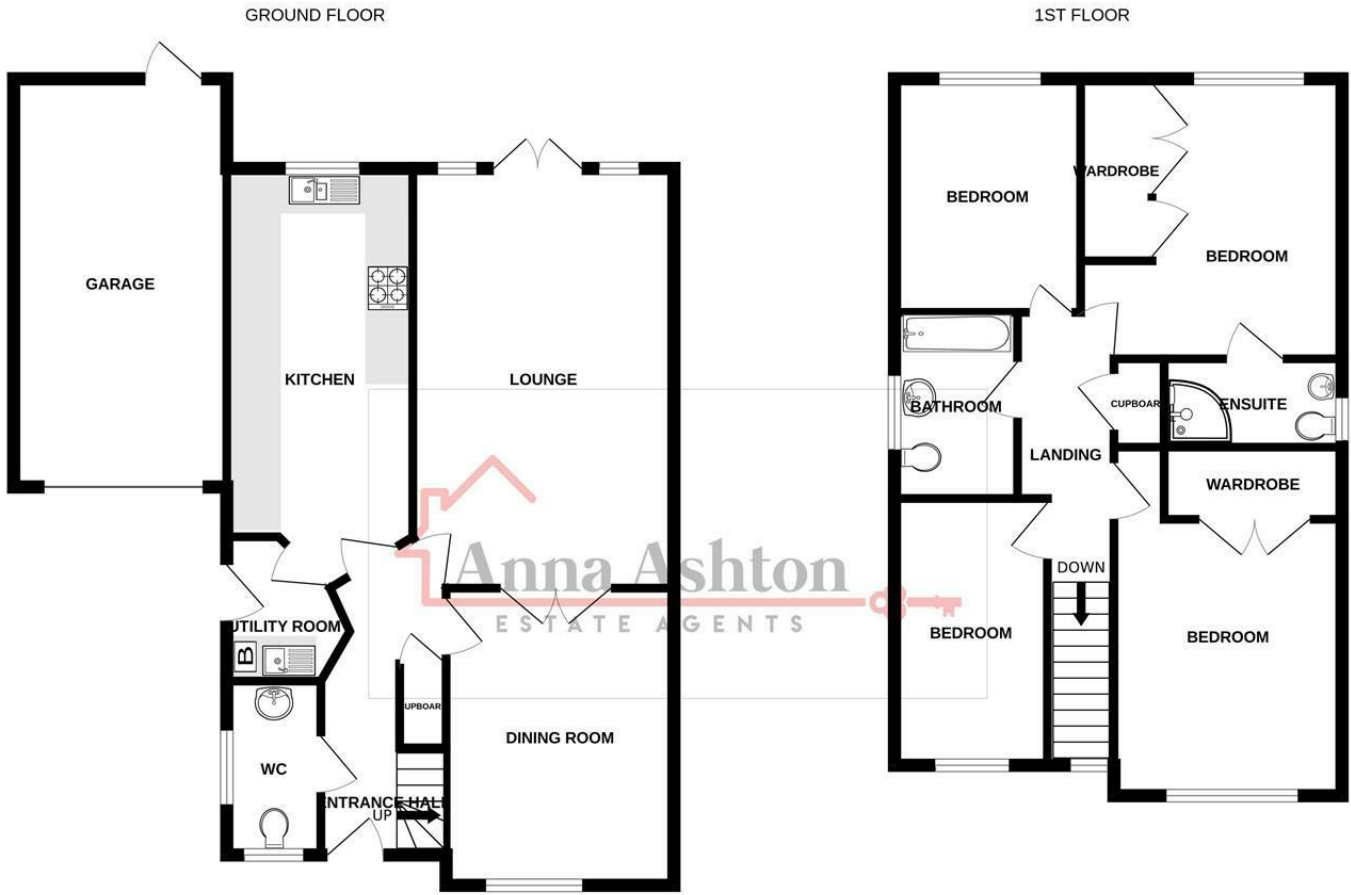
Band E

#### **NOTE**

All internal photographs are taken with a wide angle lens.

#### **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 then turn second right into Bryn Dreinog and follow the road round to the left and the property can be found on the left hand side, identified by our For Sale board.



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) <b>A</b>		100
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	75	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.