



Llwyngwern Heol Lotwen, Capel Hendre, Ammanford, SA18 3RP

Offers in the region of £260,000

- Detached property
- 1 Shower room and 1 Bathroom
- Oil central heating
- Large surrounding garden
- 3 Bedrooms
- 3 Reception Rooms
- Off road parking for numerous cars
- Intergal garage

Ground Floor

with aluminium entrance door leading to

Vestibule

3'5" x 5'11" (1.05 x 1.81)

with stained glass door leading to

Lounge

25'11" x 16'7" (red to 9'10") (7.91 x 5.08

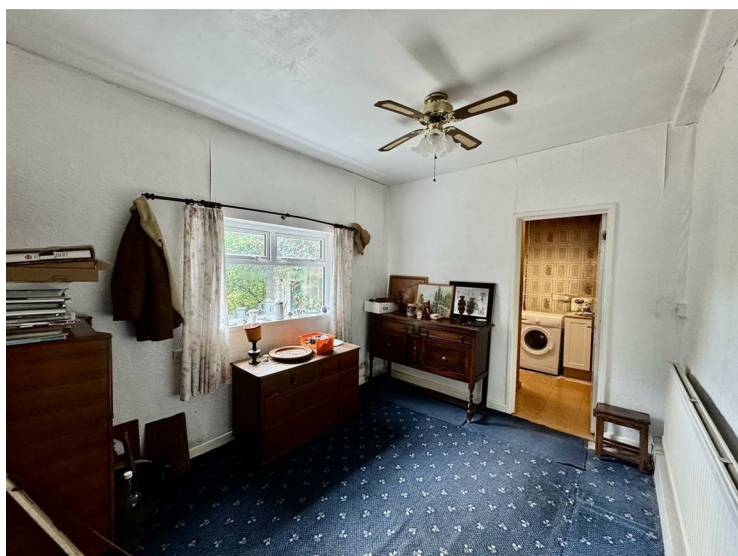
(red to 3.02))



with electric fireplace, stairs to first floor, two radiators, textured and coved ceiling and aluminium double glazed bay window to front

Dining Room

10'10" x 9'1" (3.32 x 2.77)



with radiator and uPVC double glazed window to side

Shower room

6'11" x 7'8" (2.12 x 2.35)



with low level flush WC, shower cubicle, radiator, plumbing for automatic washing machine and uPVC double glazed window to side

Kitchen

18'1" x 10'10" (5.53 x 3.32)



with base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, under the stairs cupboard, tiled floor, radiator and uPVC double glazed window to rear

Sitting room

16'0" x 10'5" (4.88 x 3.18)



with radiator, textured ceiling, patio doors to rear and uPVC double glazed window to side

First Floor

Landing

with hatch to roof space, radiator, textured and coved ceiling and built in airing cupboard

Bedroom 1

13'9" x 12'5" (4.20 x 3.79)



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

Bedroom 2

9'1" x 10'0" (2.79 x 3.07)



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

Bedroom 3

14'9" x 10'0" (4.51 x 3.06)



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

Bathroom

10'4" x 6'2" (3.17 x 1.90)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, radiator, textured ceiling and aluminium double glazed window to front

Integral garage

19'1" x 10'3" (5.83 x 3.14)



with an up and over door, power and light connected and uPVC double glazed window to side

Outside



with off road parking for numerous cars, paved area leading to entrance door, lawned areas to sides, to rear paved area with steps leading down to further large lawned area with mature shrubs and trees surrounding.

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil

Broad Band Speed: Download- 1800 Mbps, Upload 220 Mbps

Mobile coverage:Vodafone- 80%, three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

NOTE

All internal photographs are taken with a wide angle lens.

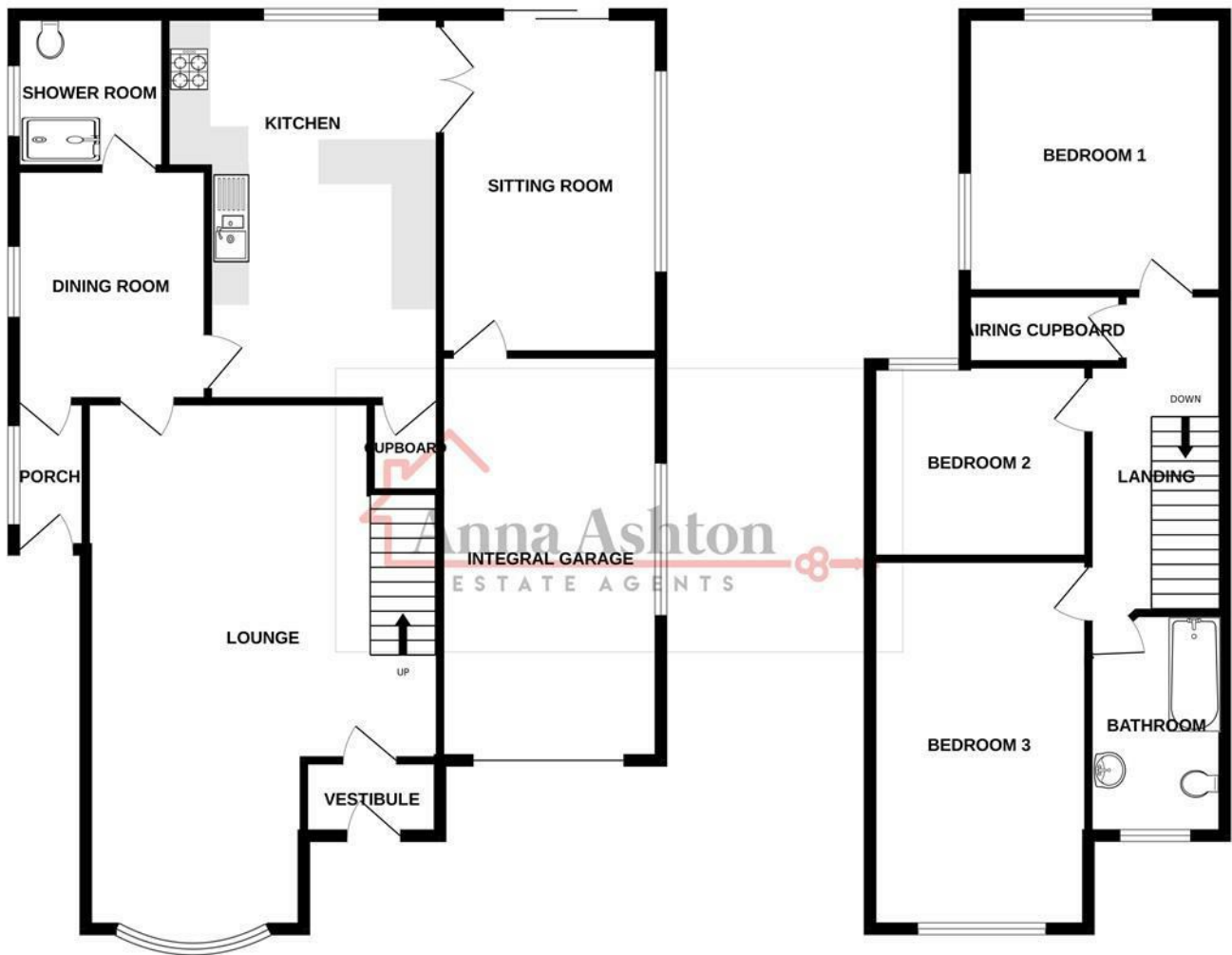
Council Tax

Band

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 passing the turning for Bryn Dreinog, following the road for 0.5 miles 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.
Made with Metropix ©2026



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.