



**Woodland Cottage Blacklion Road, Capel Hendre, Ammanford, SA18**

**Offers in the region of £325,000**

NO ONWARD CHAIN... A detached house set in a convenient location with easy access to the M4 motorway. Accommodation comprises lounge, kitchen, sitting room, downstairs WC, 4 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

## Ground floor

### Lounge

12'7" x 10'7" (3.86 x 3.24)



with stairs to first floor, radiator, coved ceiling and uPVC double glazed window to front

### Sitting Room

26'6" x 11'6" (8.09 x 3.53 )



with feature fireplace, two radiators, uPVC double glazed window to front and patio doors to rear

### Kitchen

11'8" x 13'7" (3.56 x 4.15 )



with base and wall units, display cabinets, ceramic one and a half bowl sink unit with monobloc taps, 5 ring hob with extractor over and oven under, part tiled walls, radiator and uPVC double glazed window to rear and door

## Downstairs WC

6'6" x 2'8" (2.00 x 0.82 )



with low level flush WC and part tiled floor and walls

## First floor

### Landing

### Bedroom 1

12'3" x 14'4" (3.75 x 4.37 )



with hatch to roof space, radiator, coved ceiling and two uPVC double glazed window to front

## Bedroom 2

12'10" x 10'7" (3.93 x 3.24 )



with cove ceiling and uPVC double glazed window to front

## Bedroom 3

12'0" x 10'0" (3.66 x 3.05)



with radiator and uPVC double glazed window to rear

## Bedroom 4

12'1" x 7'5" (3.69 x 2.27 )



with radiator, cove ceiling and uPVC double glazed window to rear

## Bathroom

8'8" x 7'5" (2.66 x 2.28 )



with low level flush WC, pedestal wash hand basin, bath, electric shower with enclosure , part tiled walls, tiled floor, shaver point, radiator and uPVC double glazed window to rear

## Outside



with parking to the front for two cars, side access for parking and garage, enclosed rear garage with lawned area, mature shrubs and trees

## Garage

26'3" x 9'10" (8.02 x 3.02 )



with electrics supply and plumbing for automatic washing machine

## Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating: Gas central heating

Broad Band Speed: Download- 52Mbps

Upload- 8Mbps

Mobile coverage: Vodafone 83%, EE 76%,

Three 74%, O2 61%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very Low

risk, Flooding from surface water and small

watercourses- High risk

Rights and Easements:none

Restrictions: none

#### **Council Tax**

Band C

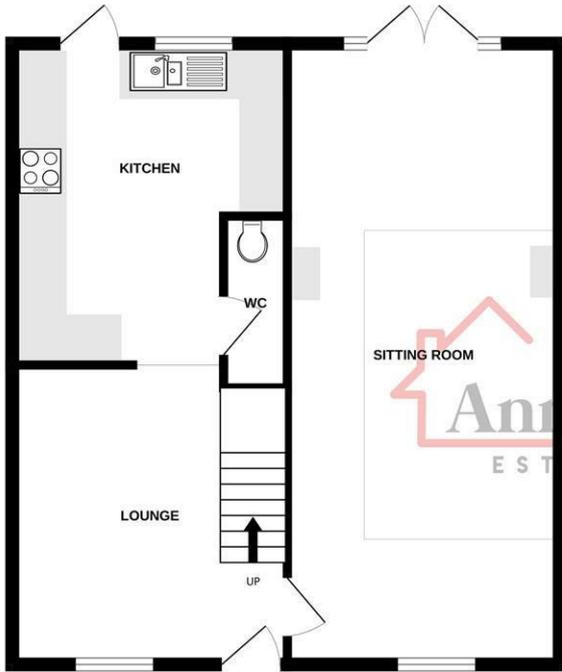
#### **NOTE**

All internal photographs are taken with a wide angle lens.

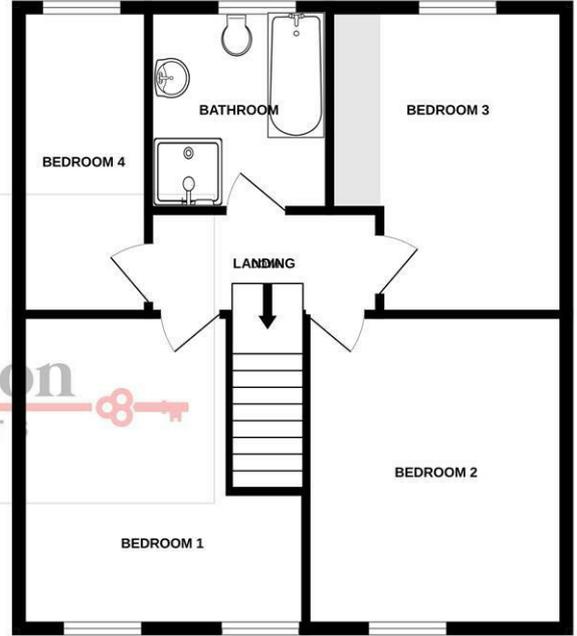
#### **Directions**

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas and after a short distance the property can be found on the left hand side, identified by our For Sale board.

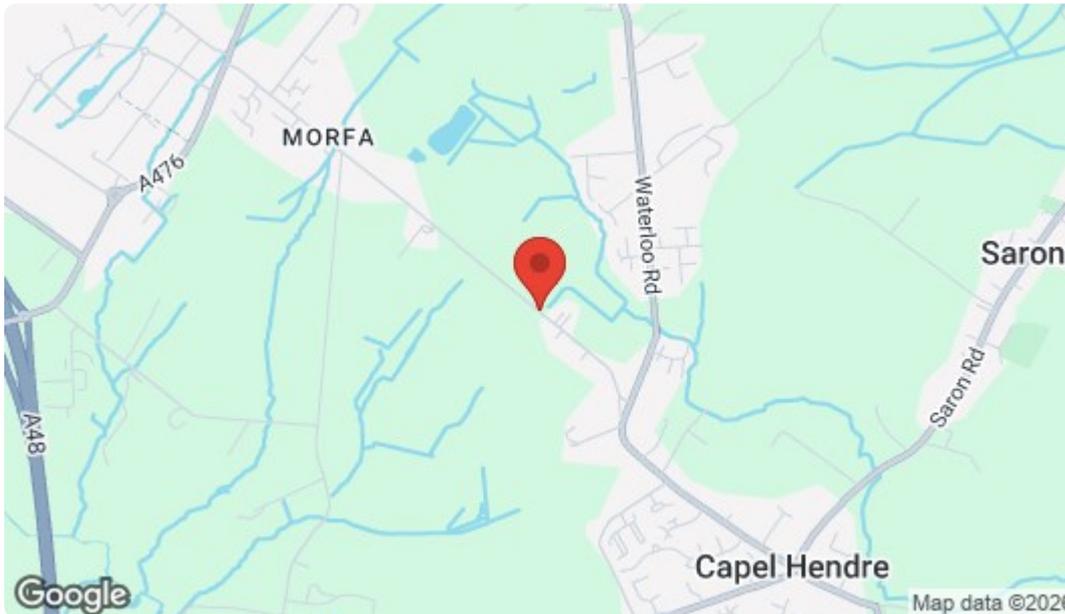
GROUND FLOOR



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) <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 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.