



14 Clos yr Hendre Capel Hendre, Ammanford, Carmarthenshire, SA18 3NN

Offers in the region of £195,000

An attractive detached bungalow set on a popular development at the centre of this conveniently located village having great access to the road networks. The property stands in particularly spacious grounds and is in need of some modernisation. The accommodation provides: Reception hall; Lounge/ Dining room with feature fireplace; Fitted Kitchen / Breakfast room; Three bedrooms and Family Bathroom. Oil fired central heating. UPVC double Glazing. Driveway leading to detached garage. Attractive lawned gardens with mature trees and shrubs.

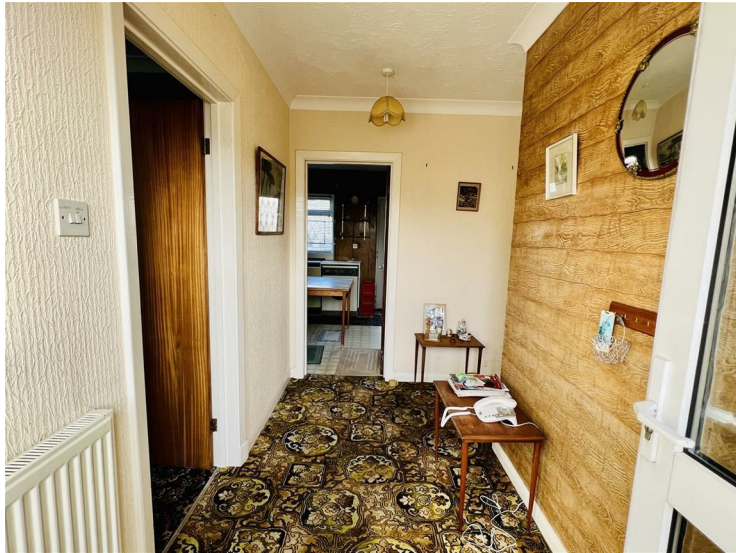
Viewing highly recommended. Book an appointment today!

Capel Hendre, Ammanford, SA18 3NN

RECEPTION HALL 10'1" x 5'1" (3.08 x 1.56)



Glazed panel door. Radiator.



LOUNGE / DINING ROOM 21'10" x 15'7" max (9'10" min)
(6.66 x 4.75 max (3.02 min))



Open fireplace with decorative stone surround with granite hearth. Wood panel fire breast. Two large picture windows to front elevation. Radiators x 2.



KITCHEN / BREAKFAST ROOM 11'2" x 9'8" (3.41 x 2.96)



Single drainer stainless sink unit. Fitted range of base and wall units with ample work surface. Plumbed for automatic washing machine. Built in cloaks cupboard. Radiator

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BEDROOM 11'8" x 10'9" (3.57 x 3.28)



Radiator.

INNER HALL 8'2" x 3'4" (2.51 x 1.02)



Built in cupboard which houses the Worcester Oul fired boiler which provides the heating requirements.



BEDROOM 7'11" x 7'9" (2.43 x 2.38)



Radiator.



Radiator.

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BATHROOM 7'5" x 6'1" (2.28 x 1.87)



Paneled bath in tiled surround. Pedestal hand basin. Low level w.c. Fully tiled walls. Radiator.

GARAGE 18'0" x 8'8" (5.50 x 2.65)



OUTSIDE



The property is approached from the county road via a tarmac driveway that leads onto a detached garage at the side of the bungalow.

GROUNDS



To the front of the bungalow is a lawned garden with established herbaceous borders along with a low brick wall with decorative coping. Gated entrance leads to extensive rear garden and comprises a large expanse of lawned garden with established trees and shrubs together with fruit trees.



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SERVICES

We are advised that the property is connected to mains electric, water and drainage.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Council Tax band "D".

EDUCATION

A wide range of state schools are to be found in Blaenau, Llandybie, Penygroes Ammanford, Llandeilo and Gorslas - www.carmarthenshire.gov.uk. Private schools include Llandovery College and St Michaels, Llanelli (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION

The property is situated at the centre of the village of Capel Hendre. It is approximately 3 miles from the busy village of Llandybie which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The out of town shopping area of Cross Hands is within 2 miles. The county administrative town of Carmarthen is approximately 16 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a

PROBLEM

Contact one of our property offices to arrange an
RICS HOMEBUYERS SURVEY& VALUATION

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These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING.

Strictly by appointment only with the agents BJP Residential.

WEBSITE

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www.bjpco.com; www.rightmove.co.uk; www.zoopla.co.uk;
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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
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