



## 154 Waterloo Road, Capel Hendre, Ammanford, SA18 3RY

**Offers in the region of £250,000**

A recently refurbished well presented semi detached house set within the village of Capel Hendre close to local amenities, approximately 4 miles from Ammanford town centre and 3 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from an Air source heat pump, uPVC double glazing, off road parking for 2 cars and enclosed rear garden.  
EPC - C.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

12'4" x 3'3" (3.76 x 1.00)



with stairs to first floor and radiator.

## Lounge

13'7" x 12'1" (4.15 x 3.69)



with under stairs cupboard (boot room 90cm x 180cm) , radiator and uPVC double glazed window to rear. Opening to

## Dining Room

8'8" x 11'8" (2.65 x 3.56)



with radiator and uPVC double glazed window to front.

## Kitchen

13'8" x 10'5" (4.19 x 3.18)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring induction hob with

extractor over, built in oven, space for American Style fridge freezer, raidator and uPVC double glazed French doors to side.

## Utility

6'10" x 5'4" (2.10 x 1.64)



with range of fitted base and wall units, plumbing for automatic washing machine, radiator and uPVC double glazed window to side.

## Downstairs WC

5'2" x 3'8" (1.59 x 1.14)



with low level flush WC, vanity wash hand basin with cupboards under and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space.

## Bedroom 1

13'3" x 10'5" (4.06 x 3.18)



with radiator and uPVC double glazed window to side.

## Dressing Room

7'1" x 5'3" (2.17 x 1.62)



with fitted wardrobes and uPVC double glazed window to side.

### En Suite

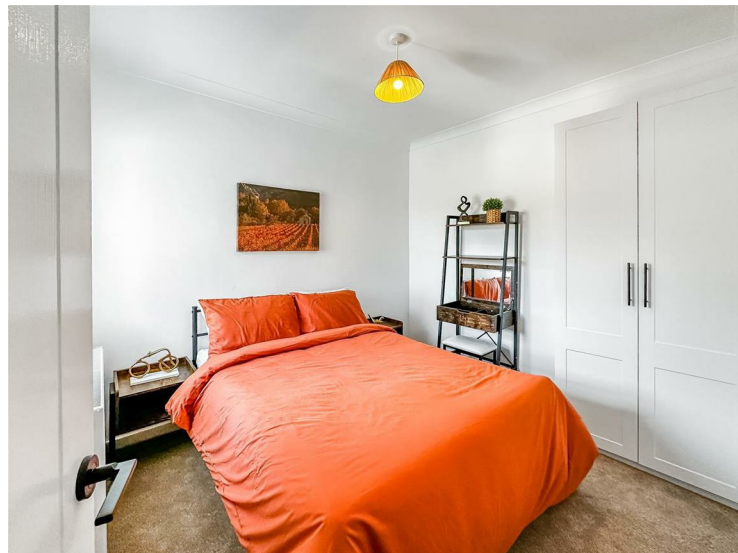
4'9" x 4'10" (1.46 x 1.49)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, tiled walls and floor and extractor fan.

### Bedroom 3

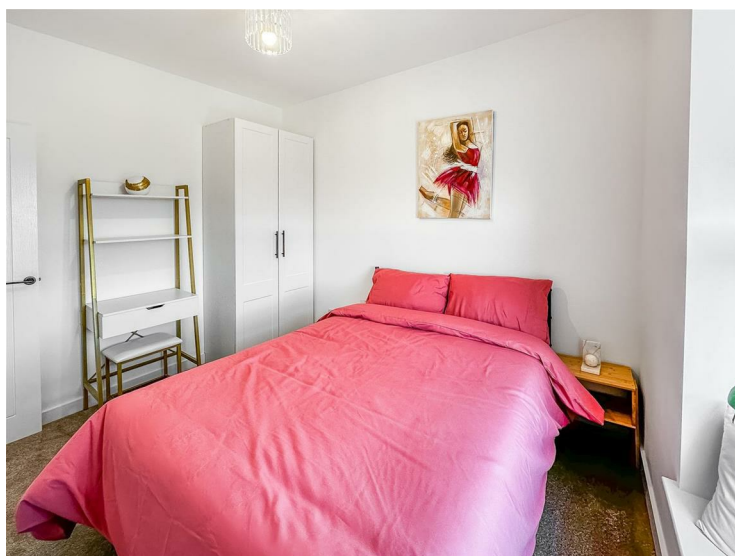
10'0" x 9'1" (3.07 x 2.77)



with fitted wardrobes, radiator and uPVC double glazed window to rear.

### Bedroom 2

10'8" x 9'1" (3.27 x 2.78)



with fitted wardrobes, radiator and uPVC double glazed window to front.

### Bedroom 4

10'8" x 6'0" (3.27 x 1.85)



with fitted wardrobes, radiator and uPVC double glazed window to front.

## Bathroom

3'7" x 7'2" (1.10 x 2.20)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head rainfall shower, tiled walls and floor and extractor fan.

## Outside



with tarmac drive for 2 cars to front, side access leading to rear garden with decked seating area, manifold room for solar panels and air source heat pump, steps up to lawned garden.

## Services

Mains water and drainage. Air Source Heat Pump

## Council Tax

Band C

## NOTE

All photographs have been provided by the vendor.

## Directions

Leave Ammanford on College Street, turn third left into Station Road then second right

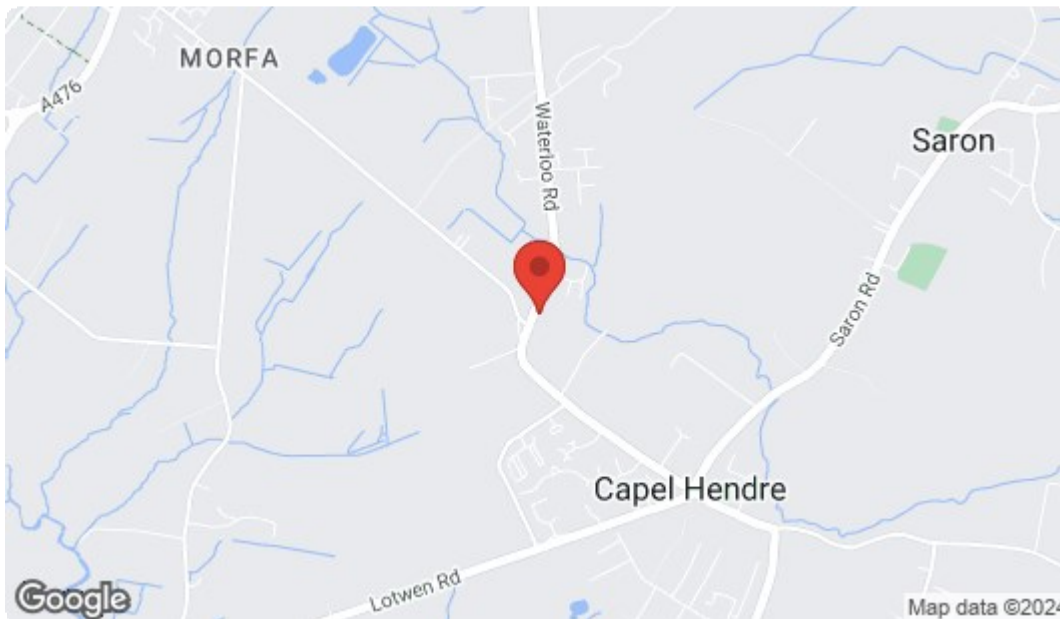
towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas and the property can be found on the left hand side, identified by our For Sale board.

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		
	78	86
<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.