

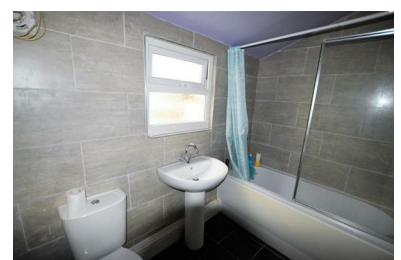
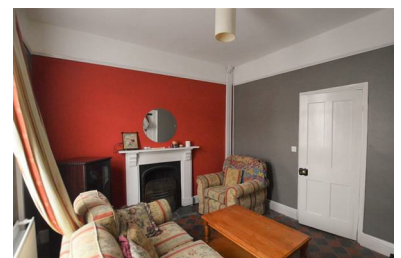


## Cawdor Villa Capel Hendre, Ammanford, Dyfed, SA18 3RT

All you lucky buyers out there looking for a traditional cottage to call home or as an investment --your search can stop right here! Warm, cosy, and inviting are just some of the words to describe this delightful, two-bedroom SEMI-DETACHED COTTAGE. The cottage has a number of original character features including traditional fireplaces, quarry tiled flooring, dado, picture rails and is located in the semi-rural village of Capel Hendre. The property also offers EASY ACCESS TO M4/A48 corridor and the retail park at Crosshands. Plenty of OFF ROAD PARKING SPACE and the advantages of NO FORWARD CHAIN add to the attractive benefits this property offers. EPC rating:F

- Traditional Cottage
- Two Bedrooms
- Village Location
- No Forward Chain
- Character Features
- Off Road Parking
- Close to M4/A48 Corridor
- EPC Rating: F

**Price £99,950**



**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London**

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***The Agent that goes the Extra Mile***

## ENTRANCE HALLWAY

PVCu double glazed front door, radiator and dado rail with acces to roof space.

## LIVING ROOM

10'9" x 12'0" (3.294 x 3.658)

Picture rail, PVCu double glazed window, double radiator, feature fireplace, quarry tiled floor and telephone point.



## KITCHEN

6'11" x 5'8" (2.111 x 1.749)

Ceiling spotlights, PVCu double glazed window with a matching range of eye and based units with worktop over the counter, stainless steel sink with mixer tap and single drainer. Space for a cooker with a stainless steel chimney style cooker hood over, double radiator, and part tiled walls. Plumbing for washing machine.



## REAR HALLWAY

Double radiator PVC door, part tiled walls, tiled floor.

## BATHROOM

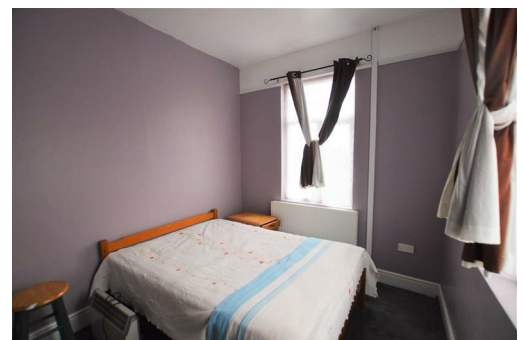
Ceiling spotlights, full height tiles on the walls, wall heater electric fan and a double radiator. PVC obscure double glazed window. Paneled bath with an electric shower over and a glass screen. Pedestal wash basin with mixer tap. Low-level WC. Tiled flooring.



## BEDROOM 1

11'10" x 8'9" (3.613 x 2.674)

Picture rail, two PVCu double glazed windows, double radiator.





## BEDROOM 2

8'1" x 14'3" (2.481 x 4.35)

Picture rail, PVCu double glazed window, double radiator.



## EXTERNALLY

Lean-to to rear with polycarbonate roof, enclosed side access, sealed oil tank, external oil fired floor-mounted combi boiler.

## OFF ROOM PARKING

Hard standing to the side with parking for several vehicles.



## GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: Freehold

We are advised Tax: Band

## IMPORTANT NOTICE

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

## FLOOR PLAN

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

## OFFER PROCEDURE:

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

## OTHER SERVICES OFFERED

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT. Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

**AJS/RM/1018/OK**

**FACEBOOK/TWITTER**

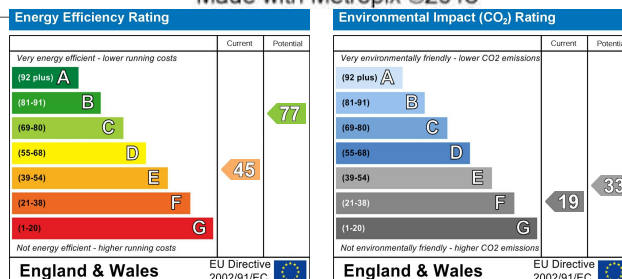
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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