LLANDEILO
01558 821196

Smallholding - Capel Hendre, Ammanford



3 Bedrooms

1 acre

Reference
DMP 61

£369,000
SOLD

27 Nant Arw, Capel Hendre,
Ammanford, Carmarthenshire,
SA18 3SX

The property is a delightful smallholding situated within the cul-de

sac of Nant Arw on the outskirts of Capel Hendre, Carmarthenshire. The property offers a 3 bedroom detached residence and stables for three horses along with a further timber building

27 Nant Arw

- **Delightful smallholding**
- **Central Heating**
- **Cul-de-sac location**
- **No chain**
- **Three horse timber stable block**
- **Double glazing**
- **1 acre paddock**

The property is a delightful smallholding situated within the cul-de sac of Nant Arw on the outskirts of Capel Hendre, Carmarthenshire. The property offers a 3 bedroom detached residence and stables for three horses along with a further timber building and along with approx. 1 acre of pasture and habitat. The property has double glazing and LPG/Propane fired boiler. The land is gently sloping and is adjacent to the residence. The property is accessed off the B2497 (Waterloo Road) between Capel Hendre and Penygroes.

Ground Floor
Front Hallway: 1.925m x 1.104m leading to inner hallway, staircase and downstairs WC.

Downstairs WC: 1.747m x 1.141m Low level WC, wash hand basin, radiator, views to front aspect.

Kitchen: 5.238m (max) x 4.219m (max) fully fitted kitchen including range of base and wall units. Belfast sink with single drainer in granite with antique style bronze mixer tap. Cooker with ceramic hob and double oven. Storage cupboard, radiator. Views to

front and rear aspects. Radiator and rear entrance to conservatory. Leading to dining room and utility/boiler room (former garage)

Dining Room: 3.785m x 2.552m Views to front aspect, radiator. Leading to utility & wet room.

Utility & wet room: 2.557m x 1.429m Plumbing for washing machine & boiler.

Reception: 5.212m x 3.152m (max) views to front & rear aspect, two radiators leading to conservatory.

Conservatory: 4.290m x 2.755m views to side and rear aspects, radiator. Access to rear garden and kitchen.

First Floor
Landing: 2.982m x 2.510m (inc stairwell) leading to rooms on first floor. Views to rear aspect. Radiator.

Bedroom: 4.232m x 3.060m views to front aspect. Radiator.

Bedroom: 3.210m x 2.638m fitted wardrobe. Views to front aspect. Radiator.

Bedroom: 2.219m x 2.089m views to rear aspect. Radiator.

Bathroom: 2.199m x 1.920m low level WC, pedestal hand basin, shower over panel bath. Galaxy Aqua 3000 shower. Views to rear aspect. Radiator.

EPC Rating: E

Council Tax: We are advised that the property is in Band D

Services: the property has mains water, mains sewerage and mains electricity.

External
Garden to front and rear with parking for up to four vehicles. A foot bridge leads to the

stables and concrete apron. A further building (in need of repair) is adjacent. The 1 acre paddock of pasture and habitat truly delightful and includes a number of mature deciduous tree making this area extremely private. There is a natural water supply.

Agent`s comments:
A rare opportunity to purchase a smallholding on the outskirts of Capel Hendre with stabling for three horses standing in approx one acre of pasture and habitat. Early viewing is recommended.

Viewing: Strictly by appointment through the Agents.

Details

Contact Us

LLANDEILO
Gelli Newydd, Llanwrda, Carmarthenshire SA19 8HD **01558 821196**







































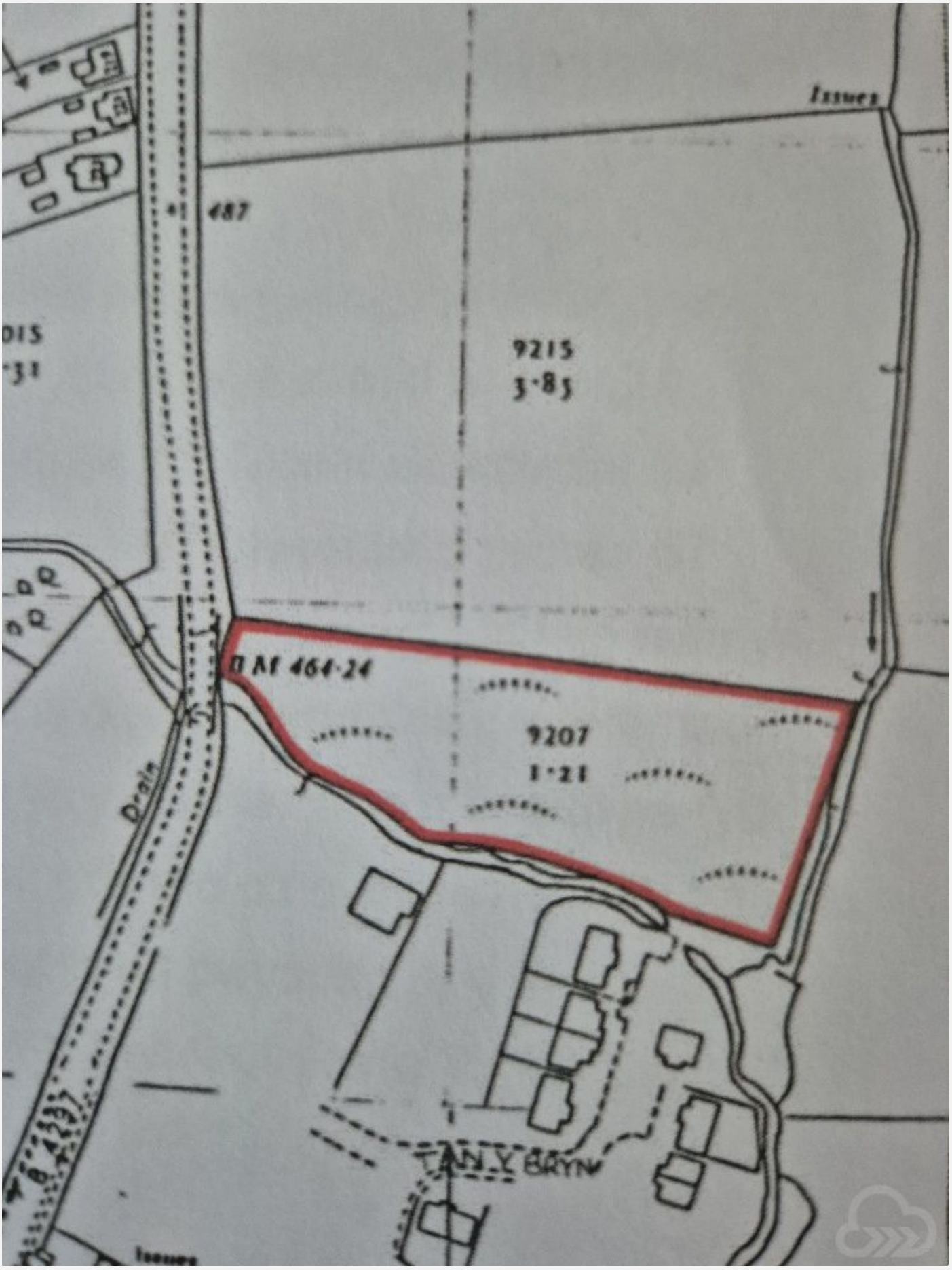







PROTECT
CARE


Conservatory
B
Utility/
wet room
Kitchen /
Breakfast Room
Living Room
Dining Room
Wc
Bathroom
Bedroom
Bedroom
Bedroom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