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Estate Agents & Auctioneers**  
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**The Squirrels  
Heol Y Capel  
Foelgastell  
Llanelli  
Carmarthenshire  
SA14 7EW.**

Price **£520,000**



- Four bedroom detached house
- Lounge, conservatory, study, kitchen/diner
- Utility room, boot room, separate Wc, bathroom, en suite
- Double garage, double stable block
- Approximately an acre
- Driveway for ample parking and landscaped gardens
- Viewing highly recommended

**General Description**

Four bedroom detached property sitting in approximately an acre in the village of Foelgastell close to local amenities and approximately 3 miles to Cross Hands, 8 1/2 miles to Ammanford and 10 1/2 miles to Carmarthen and further amenities.

**EPC Rating: D58**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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## Heol Y Capel, Foelgastell, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached property situated in approximately an acre in the village of Foelgastell, close to local amenities including public house / restaurant, shop, primary school, secondary school and close proximity to A48 ideal for commuters. The property lay approximately 8 1/2 miles from Ammanford town centre and its amenities including banking, places of worship, shops, public houses, restaurants, leisure centre, bus station and railway station. The property is approximately 10 1/2 miles from Carmarthen and its wider available amenities and approximately 3 miles from Cross Hands and its amenities.

This unique property is highly recommended for viewing, the accommodation briefly comprises hallway, kitchen/diner, utility room, separate Wc, rear hall / boot room, integral double garage, study, bedroom 4 / dining room, lounge, conservatory, landing, master bedroom with en suite, bathroom and two further bedrooms.

The property benefits from oil fired central heating and hot water, Range for cooking facilities and secondary hot water heating, Upvc glazing and bespoke woodwork throughout.

The also property has the benefit of approximately an acre both landscaped and areas for grazing. The double electric gated entrance with intercom leads onto the sweeping driveway leading to the property and ample parking and double block built stable block.

### Upvc glazed door to

### Hallway (16' 4" x 10' 7") or (4.99m x 3.22m)

Upvc glazed window to front, two radiators, wooden flooring, fire place with hearth and mantle, coved ceiling, wooden stairs to first floor.

### Kitchen/Diner (21' 8" x 11' 6") or (6.60m x 3.51m)

Upvc glazed patio doors to side, Upvc glazed window to front, two Upvc glazed windows to side, part wooden floor, part tiled floor, two radiators, coved ceiling, breakfast bar, Rayburn Novelle multi fuel cooker and hot plates and secondary water heating, display cabinets, fitted wall and base units, cooker point, part tiled walls, extractor fan, feature chimney breast, sunk unit with mixer taps, alcove storage.

### Utility Room (7' 10" x 7' 3") or (2.38m x 2.22m)

Upvc glazed window to rear, radiator, coved ceiling, plumbing for automatic washing machine, Grant oil fired boiler controlling domestic hot water and central heating, coved ceiling, work surface, tiled floor.

### Separate WC

Upvc glazed window to rear, built in storage, tiled floor, close coupled Wc, pedestal wash hand basin, pull light switch, coved ceiling.

### Rear Hall (7' 3" x 4' 9") or (2.22m x 1.46m)

Upvc glazed door and window to rear, Upvc glazed window to front, plumbing for automatic washing machine, tiled floor, Upvc cladding to ceiling, down lights, work surface.

### Double Garage (19' 3" x 17' 9") or (5.86m x 5.41m)

Two electric roller shutter doors to front, two windows to rear, electricity and lighting, Hatch to roof space and storage.

### Study (8' 2" x 7' 10") or (2.48m x 2.38m)

Upvc glazed window to rear, fitted units, coved ceiling, wooden floor.

### Bedroom 4/Dining Room (7' 10" x 7' 10") or (2.39m x 2.38m)

Upvc glazed window to rear, radiator, wooden floor, coved ceiling.

### Lounge (18' 10" x 15' 3") or (5.74m x 4.64m)

Upvc glazed patio doors to front, two radiators, wooden floor, coved ceiling, multi fuel 5kw burner set hearth and mantle, telephone point, two wall light points, two Upvc glazed doors to:

## Heol Y Capel, Foelgastell, Llanelli, Carmarthenshire.

### Conservatory (15' 3" x 14' 6") or (4.65m x 4.41m)

Upvc glazed patio doors to side, Upvc glazed windows to front, side and rear, insulated and cladded pitched ceiling with LED spotlights, two skylight windows, stone feature chimney breast, tiled floor, part respatex wall covering.

### Galleried Landing (16' 4" x 10' 6") or (4.99m x 3.21m)

Upvc glazed arched window to front, Upvc glazed window to front, wooden flooring, two radiators, coved ceiling, built in storage, hatch to roof space - boarded and lighting, telephone point.

### Master Bedroom (16' 10" x 15' 2") or (5.13m x 4.63m)

Two Upvc glazed windows to side, Upvc glazed window to front, wooden floor, coved ceiling, two radiators, fitted wardrobes.

### En Suite (8' 0" x 5' 6") or (2.44m x 1.68m)

Two Upvc glazed windows to rear, tiled floor, pedestal wash hand basin, close coupled Wc, tiled walls, double shower cubicle with power shower, coved ceiling, four down lights, extractor fan.

### Bathroom (7' 9" x 7' 9") or (2.37m x 2.37m)

Upvc glazed window to rear, towel radiator, tiled floor, tiled walls, four down lights, coved ceiling, pedestal wash hand basin, double shower cubicle with mains shower, cast iron Jacuzzi bath, close coupled Wc, pull light switch.

### Bedroom 3 (11' 7" x 11' 6") or (3.54m x 3.51m)

Upvc glazed window to side, wooden floor, coved ceiling, radiator, built in wardrobes.

### Bedroom 2 (15' 2" x 11' 6") or (4.62m x 3.51m)

Upvc glazed window to front, laminate flooring, fitted units with display lighting, coved ceiling.

### Outside

Electric double gated entrance with intercom leading into sweeping driveway surrounded by landscaped gardens with mature trees and shrubs. Lighting surrounding the property, both security and decorative lighting. Driveway providing ample parking. Raised paved and graveled patio area. Rear lawned areas and water feature with log store and store shed. Further lawned grazing areas. Approximately an acre in total. Stables/double garage with weather dial and clock to roof.

### Stable 1 (13' 3" x 9' 10") or (4.03m x 2.99m)

Black built stable with stable door to front and slatted window.

### Stable 2 (12' 4" x 11' 6") or (3.76m x 3.51m)

Black built stable with stable door to front and slatted window.

### Agents Note

The A48 runs alongside the property within close proximity.

### Broadband and Mobile phone

There is Superfast broadband in this area. There is mobile coverage in this area.

### Services

Mains electricity, water and drainage, oil fired heating, freehold, council tax band F.

### Tenure

Freehold

### Council Tax

F

### Directions

Leave Ammanford on Wind Street and continue to the roundabout taking the second exit towards Tycroes. On entering Tycroes turning right down Hendre Road. Proceed through the cross roads into Capel Hendre and turn left into Black Lion Road. At the t-junction turn right and left. Continue along Black Lion Road turning left at the t-junction and an immediate right towards Cefneithin. Proceed through Cefneithin and into Foelgastell. Take the first right after the Smyth Arms and right again into Heol Y Capel. Proceed to the end of the road where the property can be found on the right hand side.

