



Bryn Dreinog, £260,000

- Detached Modern Home
- Three Bedrooms
- Spacious Reception Room
- Integral Garage
- Popular Residential Location
- Ideal First Time or Family Purchase
- EPC Rating: Awaited



 3  2  1



About the property

Situated on the popular residential development of Bryn Dreinog in Capel Hendre, this well-presented three-bedroom detached property offers comfortable family living with the benefit of an integral garage and off-road parking.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall with ground floor WC, a spacious reception room with front aspect, and a fitted kitchen with bay window, providing ample space for dining. The kitchen also offers convenient access to the integral garage, which is suitable for storage, parking or potential conversion (subject to the necessary consents).

To the first floor, the property benefits from three bedrooms, including a generously sized main bedroom. Bedrooms two and three are well-proportioned and ideal for family members, guests or home office use. A family bathroom completes the first-floor accommodation.

Externally, the property features a driveway providing off-road parking leading to the garage, along with a neat front garden laid mainly to lawn. The home is set within a modern and well-regarded estate, convenient for local amenities, schools and transport links, while also offering easy access to Ammanford town centre and surrounding countryside.

This property would make an ideal purchase for first-time buyers, growing families or those seeking a modern detached home in a sought-after location.



Accommodation

Ground Floor

Entrance Hall

Garage

16' 7" x 8' 4" (5.05m x 2.54m)

Reception Room

19' 1" Max x 10' 10" Max (5.82m Max x 3.30m Max)

Kitchen

15' 1" Max x 8' 8" Max (4.60m Max x 2.64m Max)

W/C

First Floor

Landing

Bedroom One

15' 5" Max x 8' 2" Max (4.70m Max x 2.49m Max)

Ensuite

Bedroom Two

11' 7" Max x 10' 11" Max (3.53m Max x 3.33m Max)

Bedroom Three

11' 7" x 8' 10" (3.53m x 2.69m)

Bathroom

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Floorplan

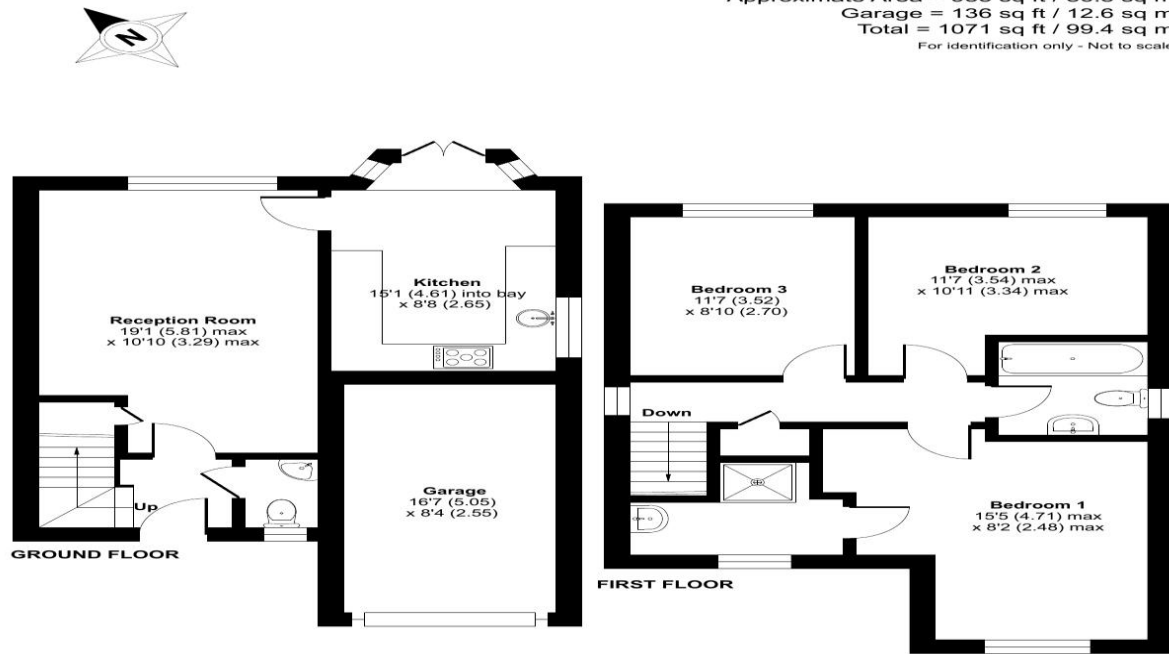
Bryn Dreinog, Capel Hendre, Ammanford, SA18

Approximate Area = 935 sq ft / 86.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1071 sq ft / 99.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Flyp Homes Limited. REF: 1466212

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