



Dormer-Detached (EPC Rating: B) Freehold

**GREENFIELD ROAD, TWYN, AMMANFORD,
SA18 1JJ**

Offers In The Region Of

£355,000

5 Bedroom Dormer-Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Substantial 5 Bedroom Detached Dormer Bungalow set in a peaceful location bordering open countryside located within the small village of Garnant, which offers local amenities of primary school, pharmacy, chip shop and local public house with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The property offers versatile accommodation over 2 floors with the potential to split the ground floor accommodation to provide a self contained annexe. The accommodation comprises, Entrance Hall, Lounge, Kitchen, Study, two Ground Floor Bedrooms, Utility room and Shower room with three further Bedrooms and Bathroom located on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally the bungalow sits on a large level plot with grounds to the front, side and rear. Council Tax Band - F. Freehold. EPC - B81. Fine Views over Open Countryside to the Rear. Potential to purchase approximately one acre of additional land. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into....

Entrance Hall

With radiator, coved ceiling, stairs to first floor with under stairs cupboard.

Lounge

22'4" x 11'10"

With radiator, coved ceiling, feature fireplace, Patio Doors and windows to front and side of the property.

Study/Sitting Room

11'2" x 11'2"

With radiator, coved ceiling and window to the front of the property,

Kitchen

21'8" x 11'2"

With a range of base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, gas hob with double oven below, plumbing for dishwasher and washing machine, central island, spot lights, radiator, coved ceiling, part tiled walls, window and Patio Doors to the rear of the property.

Utility Room

11'10" x 5'11"

With a range of base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, window and door leading to the rear of the property.

Shower Room

6'7" x 7'10"

With low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, part tiled walls and window to the rear of the property.

Bedroom 4

9'10" x 9'10"

With radiator, coved ceiling and window to the front of the property.

Bedroom 5

16'5" x 11'10"

With radiator and windows to the front and side of the property.

First Floor

Landing area with Velux Window.

Bedroom 1

17'1" x 13'9"

With radiator and windows to the side and rear of the property.

Bedroom 2

17'1" x 11'10"

With radiator, hatch to roof space and windows to side and rear of the property.

Bedroom 3

12'2" x 9'10"

With radiator and Velux window to the rear of the property.

Bathroom

9'10" x 9'10"

With low level flush WC, pedestal wash hand basin, panelled bath, airing cupboard with slatted shelves and radiator, part tiled walls, tiled floor, radiator, Velux window to the rear of the property.

External

Front: With walled front garden mainly laid to lawn, with ample parking for several vehicles.

Rear: With rear garden mainly laid to lawn, patio area, decked area and fine views overlooking open countryside.

Council Tax

- Band F



Services

Mains gas, electricity, water and drainage.

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

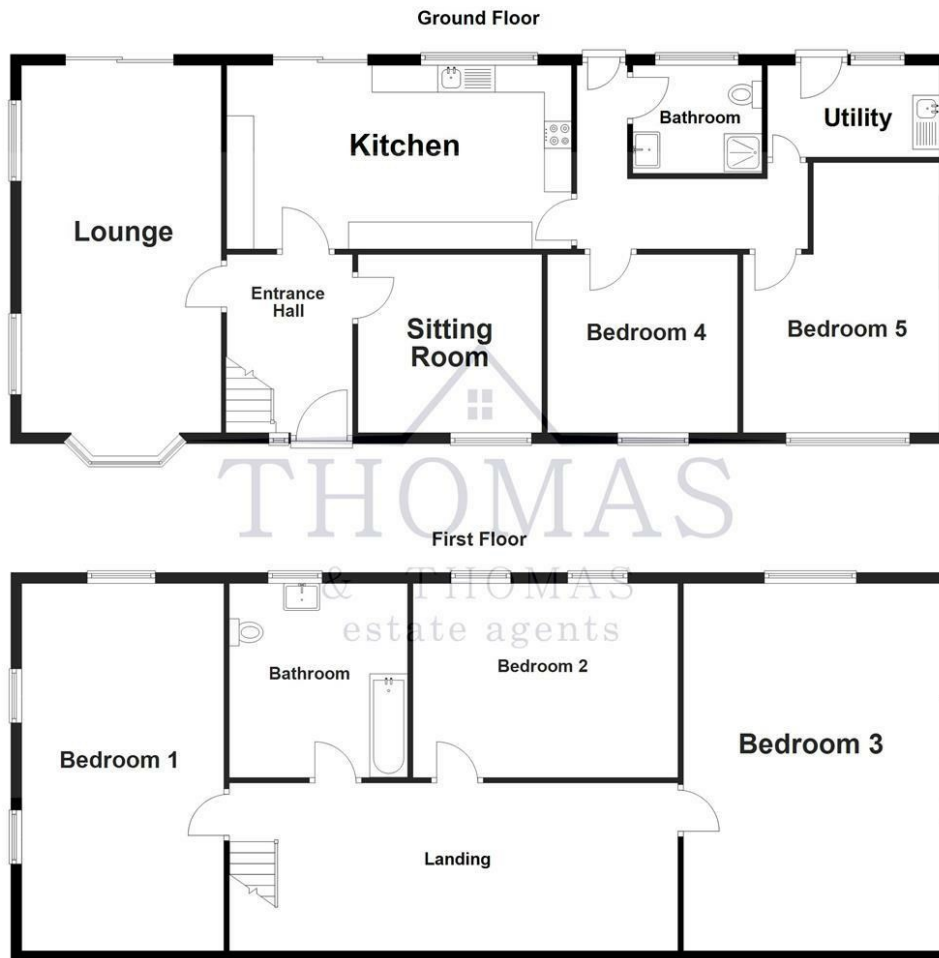
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Directions

Leave Ammanford on High Street, at the junction turn left onto Pontamman Road and continue for approximately 4 miles into the village of Garnant. Turn left into station road, then right heading towards The Twyn at the crossroads turn right into Greenfield Road and follow the road around, the property can be found on the right hand side identified by our For Sale board.

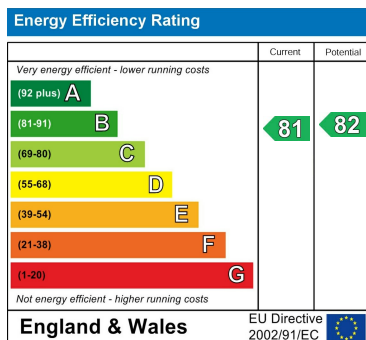




Council Tax Band

F

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.