



## **Ynys Y Coed Greenfield Road, Twyn, Ammanford, SA18 1JJ**

**Offers in the region of £399,950**

**REDUCED** - A delightful detached family home modernised within the last 4 years set in a quiet cul de sac location within the popular area of Twyn in Garnant. The modern Ysgol Y Bedol school is within easy walking distance and Ammanford town centre with its range of shopping and transport facilities is within 4 miles travelling distance.

Accommodation comprises entrance hall, lounge, kitchen, dining room, utility room, downstairs shower room, 4 double bedrooms, single bedroom/office and bathroom. The property benefits from gas central heating, uPVC double glazing, solid oak doors throughout, integral garage, parking, electric charging point and good sized level gardens to front and rear. Viewing is highly recommended. EPC - C71.



## Ground floor

uPVC double glazed entrance door into

## Entrance Hall

with solid oak open tread stairs to first floor, dado rail, laminate flooring, radiator, textured and coved ceiling.

## Downstairs Shower Room

5'9" x 7'8" (1.76 x 2.36)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains dual head rainfall shower, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Lounge

25'1" x 11'10" (7.67 x 3.63)



with coal effect electric fire in feature fireplace, dado rail, 3 radiators, 4 wall lights, textured and coved ceiling, uPVC double

glazed window to front and Patio doors to rear.

## Dining Room

14'2" x 10'8" (4.34 x 3.26)



with dado rail, laminate flooring, radiator, coved ceiling, uPVC double glazed window to front and opening to

## Kitchen

13'8" x 10'8" (4.18 x 3.26)



with range of fitted base and wall units, display cabinets, ceramic one and a half bowl sink unit with mixer taps, 5 ring Cuisinmaster cooker with extractor over, space for American Style fridge freezer, plumbing for automatic dishwasher, wine rack, part tiled walls, welsh slate tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.



## Utility

6'3" x 11'4" (1.92 x 3.46)



with range of fitted base units, ceramic one and half bowl sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, store area with work surface and slatted shelves, part tiled walls, tiled floor, radiator, textured and coved ceiling, uPVC double glazed window and door to rear and door to integral garage.

## First Floor

### Landing

with hatch to roof space, radiator and textured and coved ceiling.

### Bedroom 1

10'11" x 11'11" (3.33 x 3.65)



with built in wardrobes, dado rail, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Bedroom 2

10'11" x 8'7" (3.33 x 2.62)



with built in wardrobe, radiator, dado rail, textured and coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

11'6" x 10'9" (3.51 x 3.28)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to rear.



## Bedroom 4

10'6" x 10'8" (3.21 x 3.26)



with built in wardrobe, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bedroom 5

7'2" x 7'10" (2.2 x 2.39)



with laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bathroom

5'10" x 11'0" (1.78 x 3.37)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps and glass screen, tiled walls, tiled floor, shaver point, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



Lawned garden with flower borders to front. Driveway to each side allowing for ample off road parking for several cars and caravan, electric car charging point to the side of the garage, side lawned garden. Private rear gardens with paved patio and lawns, shrubs and trees. Outside lights.

## Garage

17'10" x 13'8" (5.46 x 4.17)

with insulated electric roller shutter door, wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed window to side.

## **Services**

Mains gas, electricity, drainage and water meter

## **Council Tax**

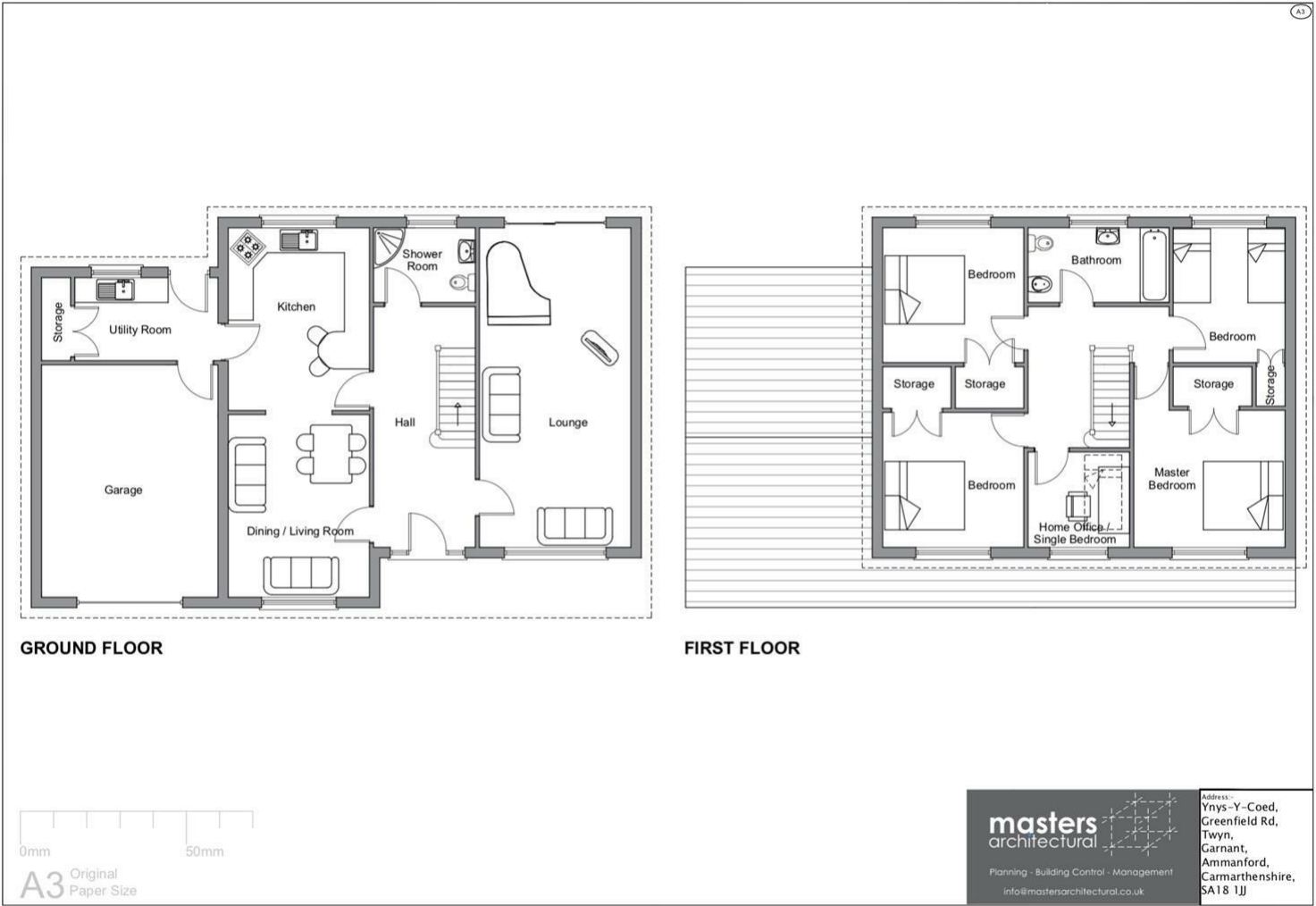
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## **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel on this road for approximately 4 miles into the village Garnant then turn left then right towards the Tywn. At the cross roads turn right into Greenfield Road and proceed to the end of the road and the property can be found on the left hand side, identified by our for Sale board.

## **NOTE**

All photographs are taken with a wide angle lens. Outside photos were taken in Summer 2023.



**masters architectural**  
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Address: Ynys-Y-Coed, Greenfield Rd, Twyn, Garnant, Ammanford, Carmarthenshire, SA18 1JJ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:  
 We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.