



54 Highfield Road, Twyn, Ammanford, SA18 1JL

Offers in the region of £289,950

NO ONWARD CHAIN!

We are delighted to offer for sale this modern detached bungalow. The property is located on a quiet side road in the popular area of the Twyn in Garnant, close to the local Primary School and shops and only 4 miles from Ammanford town centre.

Accommodation comprises porch, pantry, kitchen, lounge/diner, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 5 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

4'9" x 4'2" (1.46 x 1.28)

with tiled floor, tongue and groove walls and coat hooks. uPVC double glazed entrance door to kitchen.

Pantry

7'3" x 3'1" (2.21 x 0.95)

with tiled floor and uPVC double glazed window to side.

Kitchen

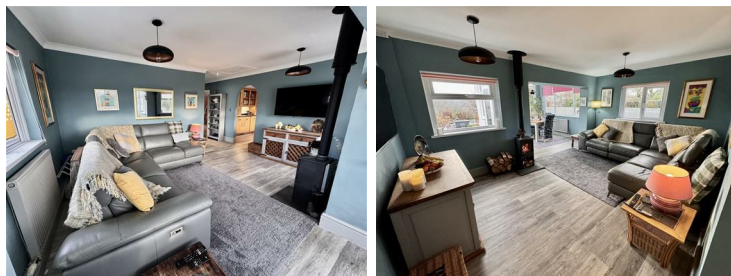
14'9" x 9'4" (4.51 x 2.87)



with a range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, Chefmaster Range cooker with extractor over, plumbing for automatic washing machine, part tiled walls, laminate floor, plate rack, plinth heater, coved ceiling and uPVC double glazed window to rear.

Lounge

21'2" red to 10'6" x 16'2" red to 4'9" (6.46 red to 3.22 x 4.94 red to 1.45)



with log burner, laminate floor, radiator, coved ceiling and uPVC double glazed window to side and rear. Opening to

Dining Room

11'8" x 8'11" (3.57 x 2.74)



with laminate floor, radiator and uPVC double glazed windows to side and rear and French doors to side.

Bedroom 1

14'10" red to 7'11" x 13'10" red to 9'6"
(4.53 red to 2.43 x 4.23 red to 2.90)



with log burner in feature surround, wood floor, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'8" red to 9'8" x 11'9" red to 9'1" (3.56 red to 2.96 x 3.59 red to 2.77)



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

Bathroom

6'5" x 8'6" x 11'0" red to 2'8" (1.98 x 2.6 x 3.36 red to 0.83)



with low level flush WC, vanity wash hand basin with cupboards, panelled bath with shower attachment taps, walk in shower with mains dual head shower, Respatex walls, extractor fan, heated towel rail and uPVC double glazed window to side.

Outside

with tarmac drive for 5 cars, lawned garden and flower beds to front, side access to enclosed rear garden with a range of fruit trees, vegetable planters, patio areas, lawned garden, range of mature shrubs and trees, timber summer house and far reaching views.

Outbuilding - Room 1 - 3.06 x 3.69 with power and light connected and uPVC double glazed window to front. Opening to Room 2- 3.11 x 1.80 with power and light connected and uPVC double glazed door to front.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

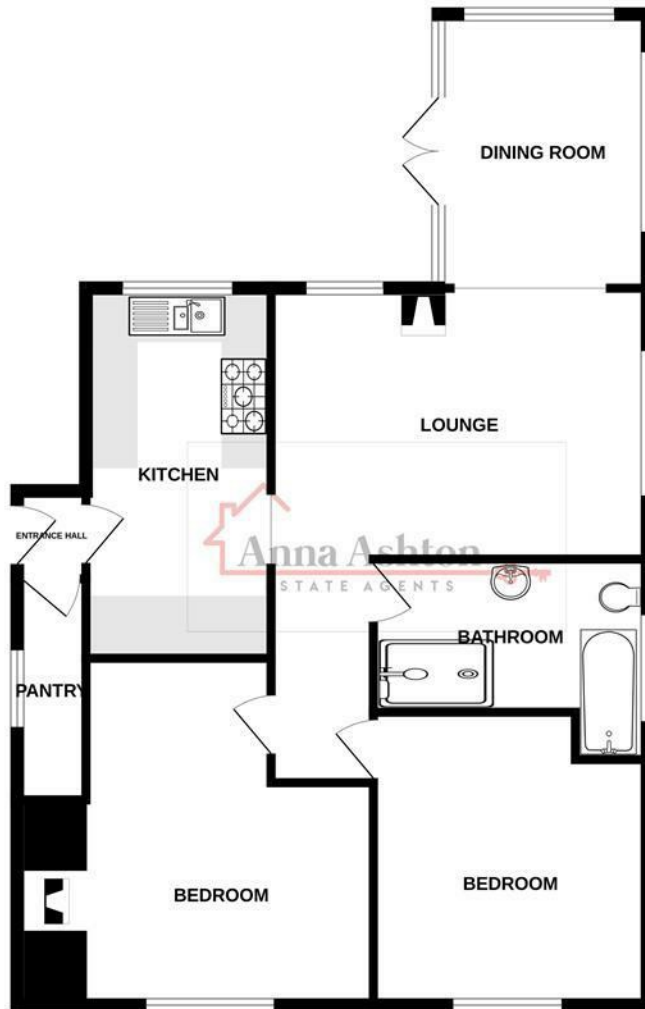
All internal photographs are taken with a wide angle lens.

Directions

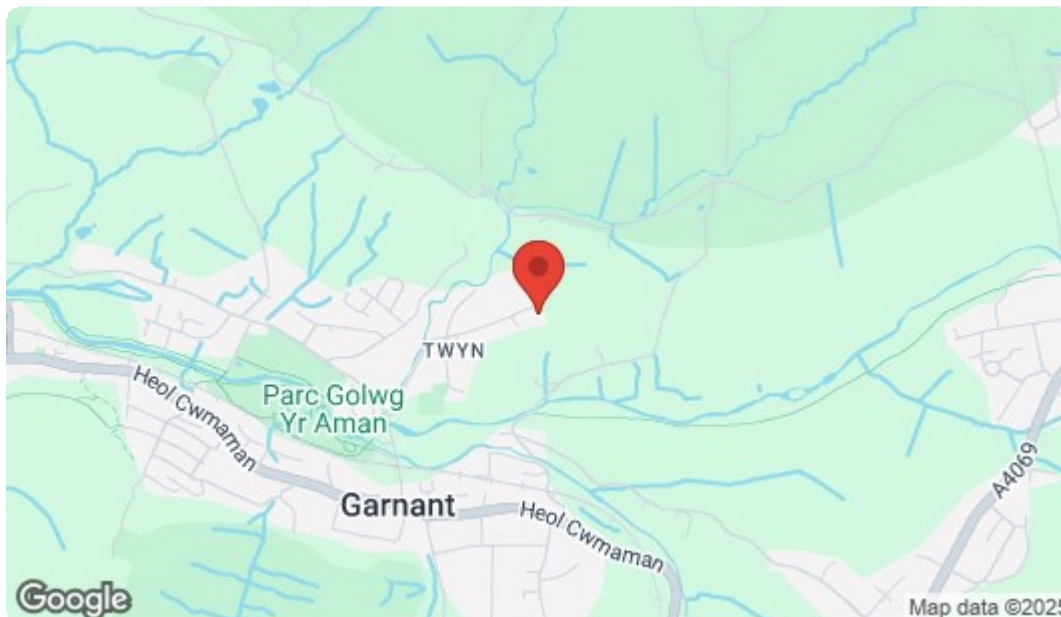
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel on this road for approximately 4 miles into the village Garnant then turn left then right towards the Tywn. Continue along

this road, through the cross roads and up the hill into Highfield Road and the property can be found towards the top of the hill on the right hand side.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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