



**17 Highfield Road, Twyn, Ammanford, SA18 1JL**

**Offers in the region of £125,000**

NO ONWARD CHAIN A mid terrace house set within the popular quiet 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, sitting room, kitchen, rear porch, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage on opposite side of the road and garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

13'3" x 3'11" (4.05 x 1.2)

with stairs to first floor, radiator, wood floor and textured and coved ceiling.

### Lounge

13'6" x 12'2" (4.13 x 3.71)



with wall mounted electric fire, under stairs cupboard, laminate floor, radiator, coved ceiling and opening to

### Sitting Room

9'3" x 12'2" red to 11'6" (2.84 x 3.73 red to 3.51)



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

## Kitchen

8'10" x 14'2" (2.71 x 4.33)



with range of fitted base and wall units, display cabinets, Resin one and a half bowl sink unit with mixer taps, free standing electric cooker, plumbing for automatic washing machine, part tiled walls, radiator, coved ceiling and uPVC double glazed window to rear and door.

### Rear Porch

4'1" x 5'1" (1.25 x 1.55)

with polycarbonate roof and uPVC double glazed window and door.

## First Floor

### Landing

with hatch to roof space and textured and coved ceiling.

### Bedroom 1

12'8" x 9'2" (3.87 x 2.81)



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

### Bedroom 3

9'7" x 7'1" (2.93 x 2.16)



with radiator and uPVC double glazed window to front.

### Bedroom 2

20'8" x 10'4" red to 6'4" (6.31 x 3.15 red to 1.95)



with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

### Bathroom

9'0" x 7'7" (2.76 x 2.32)



with low level flush WC, pedestal wash hand basin, panelled bath, corner shower enclosure with electric shower, part tiled walls, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to rear.



## Outside



with paved patio to rear, gravel areas and lawned garden.

Garage opposite side of the road and down slightly.

## Services

Mains gas, electricity, water and drainage.

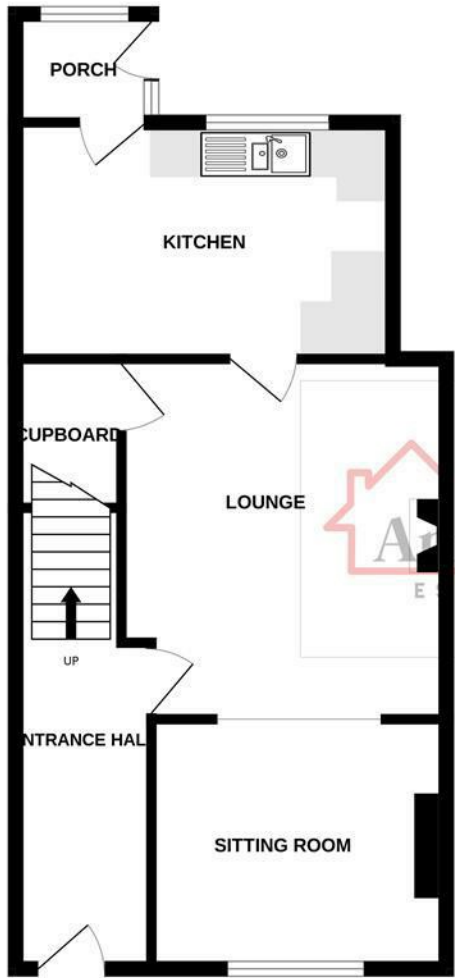
## Council Tax

Band B

## 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 on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST 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		84
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.