

**17 Oakfield Road  
Twyn  
Ammanford  
Carmarthenshire.  
SA18 1JH**

Price **£330,000**

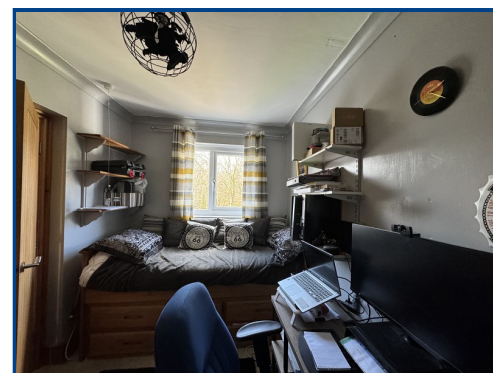
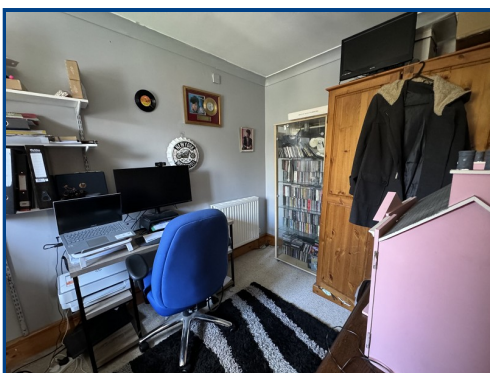
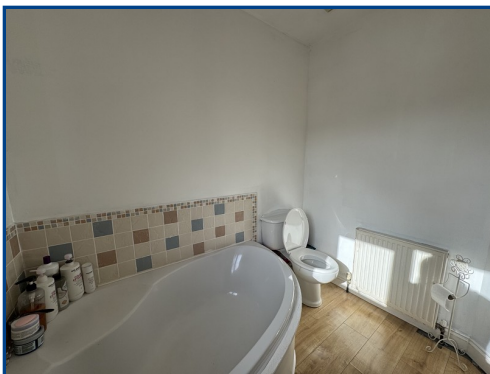
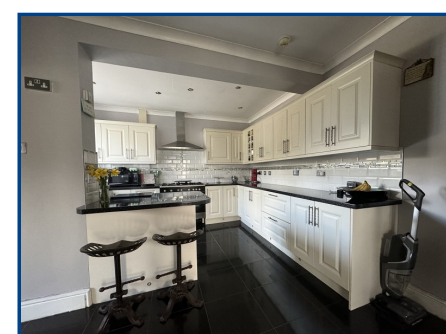
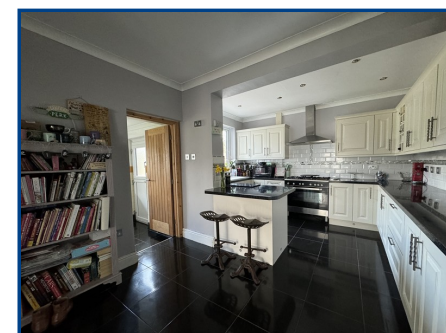
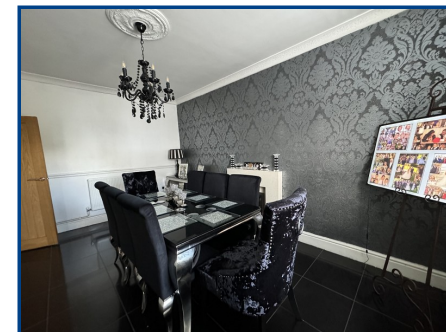


- Four bedroom detached property
- Sitting room, dining room, conservatory
- Kitchen, utility
- Shower room, bathroom
- Upvc glazing
- Gas fired central heating
- Double garage, shed
- Rear garden
- Driveway to side for ample parking

### General Description

We have the pleasure in offering for sale this four bedroom detached family home in the hamlet of Twyn in the village of Garnant close to local amenities including children's play area, primary school, places of worship, local shop, post office, takeaway, restaurants, public houses and golf course.

**EPC Rating: E52**



Viewing: **01269 591 884**

Website: **www.ctf-uk.com**

Email: **ammanford@ctf-uk.com**

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## Oakfield Road, Twyn, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached family home in the hamlet of Twyn in the village of Garnant close to local amenities including children's play area, primary school, places of worship, local shop, post office, takeaway, restaurants, public houses and golf course. The village of Garnant and surrounding areas have a riverside walk extending through all the villages which is ideal for dog walking or simply taking a leisurely stroll. Garnant has the Betws mountain to one side and the Black Mountain in the Brecon Beacons National Park on the other. The local bus service is easily accessible from the bottom of Oakfield Road. Ammanford town centre is approximately 4 miles away with further amenities including secondary school, leisure centre, restaurants, public houses, banking, shops, bus station and railway station. The M4 connection at Junction 49 is a further 7 miles away.

The accommodation briefly comprises hallway, sitting room, dining room, rear hall, shower room, kitchen, utility room, conservatory, landing, family bathroom and four bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking, double garage and garden.

### Upvc glazed door to

#### Hall

Coved ceiling, battery operated fire alarm, tiled walls, dado rail, tiled floor, stairs to first floor.

#### Sitting Room (10' 6" x 10' 2") or (3.19m x 3.09m)

Upvc glazed window to front, coved ceiling, radiator, dado rail, tiled floor, electric fire, TV point.

#### Dining Room (15' 9" x 10' 1") or (4.79m x 3.08m)

Upvc glazed window to front, coved ceiling, two radiators, dado rail, tiled floor, fireplace with marble surround and hearth, TV point, telephone point.

#### Rear Hall

Tiled floor, under stair storage.

#### Shower Room (9' 4" x 4' 11") or (2.84m x 1.49m)

Upvc glazed window to side, coved ceiling, radiator, part tiled walls, dado rail, tiled floor, extractor fan, double shower cubicle with an electric shower, close coupled WC, wash hand basin.

#### Kitchen (19' 0" x 11' 1") or (5.80m x 3.37m)

Upvc glazed window to rear, coved ceiling, six down lights, hard wired fire alarm, two radiators, part tiled walls, tiled floor, fitted wall and base units, work surface, 1 & 1/2 bowl sink unit with mixer tap, cooker point with extractor fan over, plumbing for dishwasher, TV point.

#### Utility (11' 4" x 7' 7") or (3.46m x 2.30m)

Upvc glazed window to rear, upvc glazed barn door to side, coved ceiling, part tiled walls, radiator, tiled floor, fitted base units, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and tumble dryer, IDEAL gas fired boiler

## Oakfield Road, Twyn, Ammanford, Carmarthenshire.

controlling domestic hot water and central heating.

#### Conservatory (14' 5" x 9' 4") or (4.40m x 2.84m)

Upvc glazed windows surround, upvc glazed door to side, polycarbonate roof, tiled floor, electric radiator.

#### Landing

Hatch to roof space, storage cupboard, hard wired fire alarm, dado rail.

#### Bedroom 1 (15' 9" x 14' 2" Max) or (4.81m x 4.32m Max)

Two upvc glazed windows to front, coved ceiling, radiator, dado rail.

#### Bedroom 2 (15' 9" x 10' 3") or (4.81m x 3.12m)

Upvc glazed window to front, coved ceiling, radiator, dado rail.

#### Bathroom (7' 8" x 7' 7" Max) or (2.34m x 2.30m Max)

Upvc glazed window to side, radiator and towel radiator, part tiled walls, wash hand basin in unit, close coupled WC, corner bath with shower attachment, extractor fan.

#### Bedroom 3 (10' 11" x 8' 5" Min) or (3.34m x 2.56m Min)

Upvc glazed window to rear, coved ceiling, radiator.

#### Bedroom 4 (12' 2" x 7' 1") or (3.70m x 2.15m)

Upvc glazed window to rear, coved ceiling, radiator.

#### Outside

Gravelled driveway for ample parking to side. Further gravelled area with stepping stones to front and side.

Decorative patio area to rear with footpath leading to lawned and gravelled areas.

Shed.

Raised pond.

Stream.

#### Garage

Double wooden doors to front and side, wooden windows to sides.

#### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

#### Services

Mains electricity, mains water, mains gas, mains drainage

#### Tenure

Freehold

#### Council Tax

D

#### Directions

Leave Ammanford on High Street and continue to the t-junction. Turn left at the t-junction heading through Glanamman and enter the village of Garnant. In Garnant turn left opposite the chemist down into Station Road. Take the next right into Twyn. Proceed into Twyn turning left into Oakfield Road where the property can be found on the left hand side.

