



Greenfield Road, Twyn, Garnant, Ammanford, SA18 1JJ

Offers In Region Of £275,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Greenfield Road, Twyn, Garnant, Ammanford, SA18 1JJ

Situated in the sought-after hamlet of The Twyn, Garnant, this well-presented family home offers spacious and versatile accommodation throughout. The property boasts well-proportioned rooms, including two generous reception rooms, ideal for both family living and entertaining. The kitchen/breakfast room enjoys delightful views over the beautifully maintained rear garden, creating a wonderful space for everyday dining. Additional ground-floor accommodation includes a useful utility room and cloakroom/WC. To the first floor are three bedrooms, a study that could be utilised as a home office or occasional fourth bedroom, and a family bathroom. The principal bedroom provides comfortable and spacious accommodation. Externally, the property benefits from a side driveway providing ample off-road parking, together with a generous and mature rear garden that has been lovingly maintained and offers an excellent space for families & gardening enthusiasts.





## Accommodation:

### Entrance Hallway

Stairs to first floor, solid oak flooring.

### Lounge

4.52m x 4.5m (14'10"/10'3" x 14'9")

Double glazed window to front, radiator, solid oak flooring, feature fireplace.





## Sitting Room

4.52m x 3.02m (14'10" x 9'11")

Double glazed window to front & rear, radiator, solid oak flooring.

## Kitchen/Breakfast Room

4.62m x 3.66m (15'2" x 12'0")

Double glazed window to rear, radiator, fitted with a range of wall & base units, sink & draining board unit, space for cooker with extractor fan over, oak flooring, integrated fridge, integrated freezer, plumbing for dishwasher.

## Rear Hallway

Double glazed door to side, solid oak flooring, storage cupboard.



## Utility/WC

Double glazed window to rear, wall mounted gas boiler providing domestic hot water & central heating, plumbing for washing machine, space for tumble dryer.

## Rear Porch

Double glazed door to side, storage cupboard.

## First Floor Landing

Double glazed window to side, solid oak flooring.

## Bedroom One

4.57m x 3.07m (15'0" x 10'1")

Double glazed window to front, radiator, walk-in wardrobe.

## Bedroom Two

4.62m x 2.74m (15'2" x 9'0")

Double glazed window to rear, radiator.

## Bedroom Three

3.05m x 2.29m (10'0" x 7'6")

Double glazed window to front, radiator.



## Study/Bedroom

3.35m x 2.08m (11'0" x 6'10")

Radiator, please note there is no window in this room.

## Bathroom

Double glazed window to rear, radiator, suite comprising panelled bath, WC, pedestal wash hand basin, tiled walls, storage cupboard.

## Externally

Side driveway providing ample parking with access to a generous rear garden mainly laid to lawn with an abundance of flowers, trees and shrubs, decked area, greenhouse, and storage shed offering potential to convert to a summer house (16'5" x 11'6")



## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

Band D

## Broadband/Mobile Phone Coverage

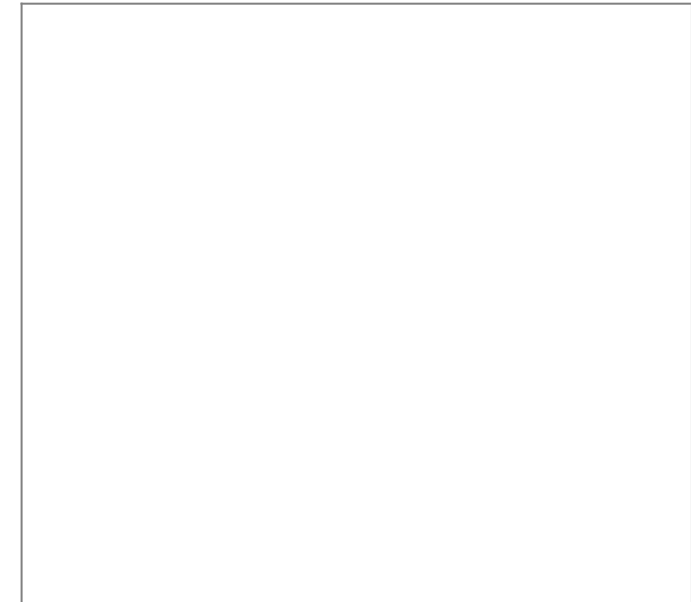
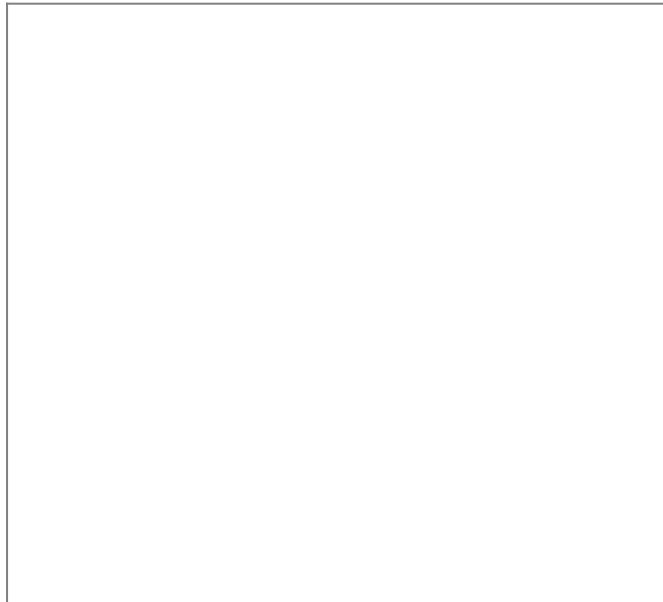
We are advised that super-fast broadband and mobile phone coverage are available in this area.

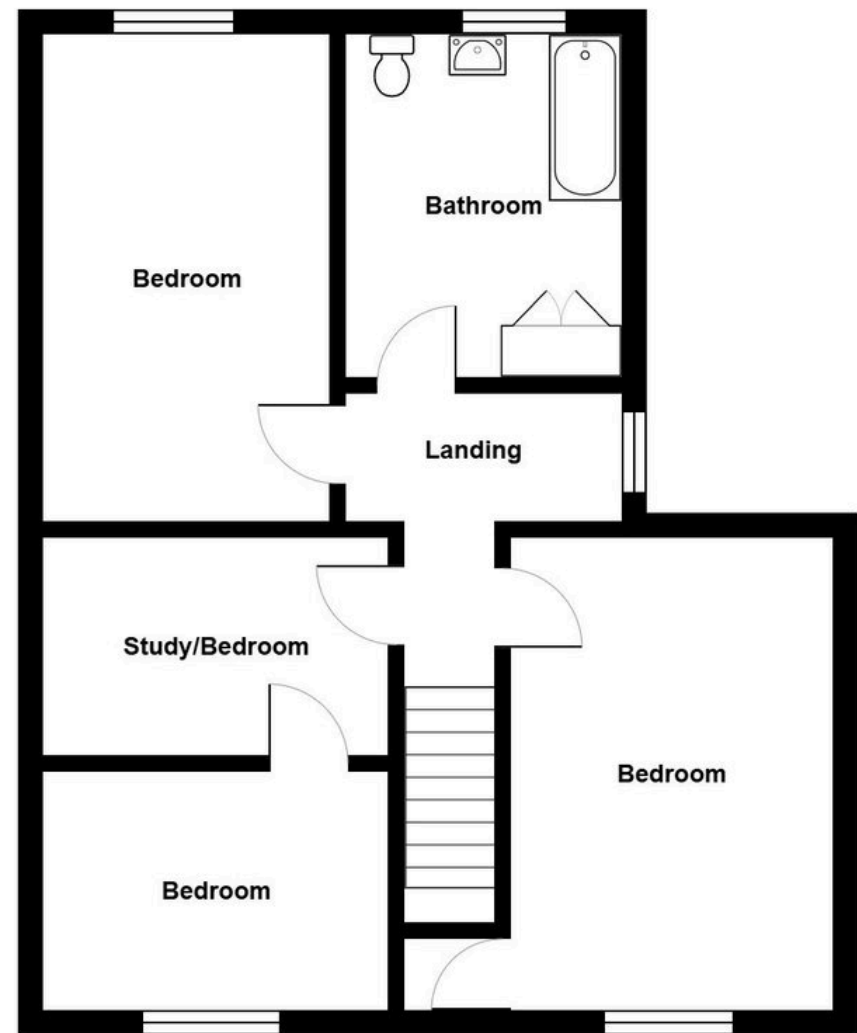
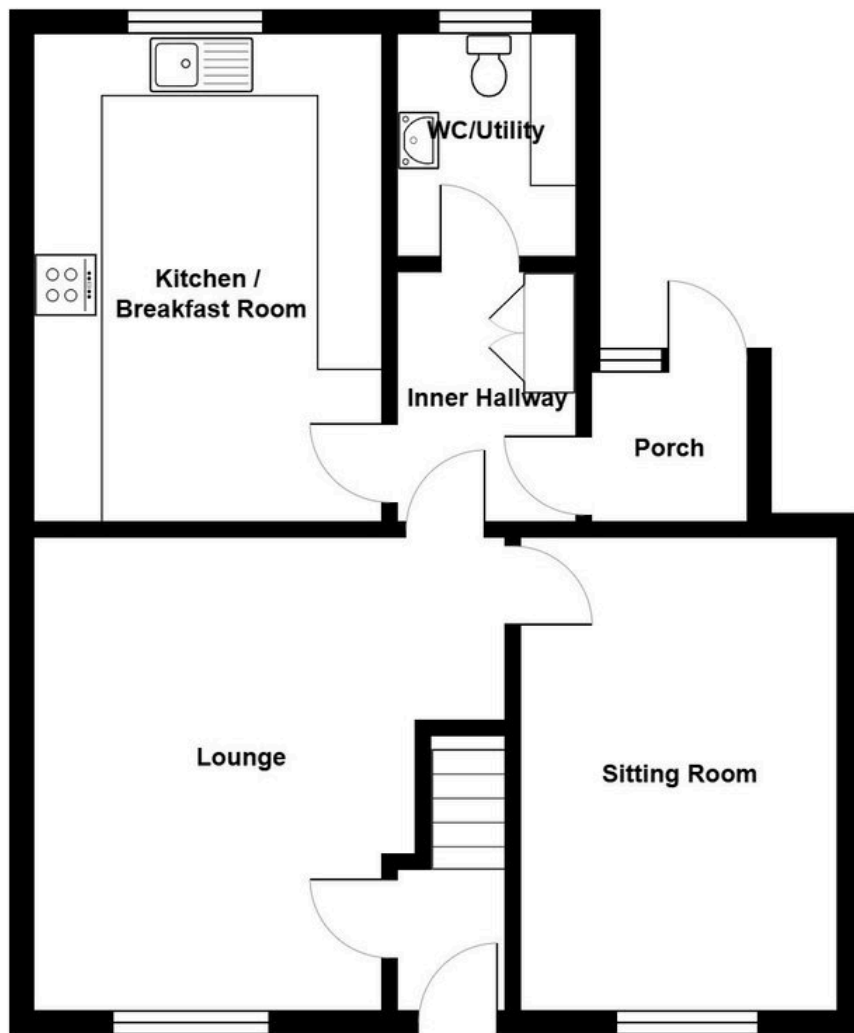
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## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



**Address**

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**Office Contact**

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