



3 Vicarage Road, Twyn

Offers In Region Of £235,000



Calow Evans
Estate Agents

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3 Vicarage Road, Twyn

Situated in the sought-after hamlet of Twyn, Garnant, this traditional detached home offers spacious and versatile family accommodation throughout. The property features three well-proportioned bedrooms, two reception rooms, a kitchen/diner, and a potential ground floor shower room – with the sellers advising that the plumbing and connections are already in place. A family bathroom is located on the first floor. The property further benefits from gas central heating and double glazing throughout. Externally, the home benefits from a generously sized garden, ideal for families and outdoor entertaining, along with a detached garage providing additional storage or parking.

Twyn is a desirable and semi-rural part of Garnant, nestled within the picturesque Amman Valley and surrounded by beautiful Welsh countryside. The area is well regarded for its strong sense of community, scenic walks, and convenient access to nearby amenities, schools and transport links.





Accommodation:

Porch

Double glazed panelled door to front, door to:

Lounge

4.34m x 3.99m (14'3" x 13'1")

Double glazed window to front, radiator, electric fire in surround.





Sitting Room

3.07m x 3.07m (10'1" x 10'1")

Double glazed window to front, radiator.

Kitchen/Diner

5m x 3.05m (16'5" x 10'0")

Double glazed window to rear & side, double glazed panelled door to side, kitchen fitted with a range of wall & base units, sink & draining board unit, built-in electric oven, electric hob, extractor fan over, plumbing for washing machine, downlighters, log burner set in fireplace with wood mantle.

Proposed Shower Room

Double glazed window to side. Connections available for WC, wash hand basin & shower.



First Floor Landing

Radiator.

Bedroom One

4.52m x 3.12m (14'10" x 10'3"/8')

Double glazed window to front, radiator.

Bedroom Two

4.37m x 2.24m (14'4" x 7'4")

Double glazed window to front, radiator.



Bedroom Three

2.36m x 1.88m (7'9" x 6'2")

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, heated towel rail, suite comprising panelled bath, WC, wash hand basin in vanity unit, wall mounted gas boiler providing domestic hot water & central heating.

Externally

Side pedestrian access to a generous rear garden mainly laid to lawn, patio area, detached garage, two storage sheds.



Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

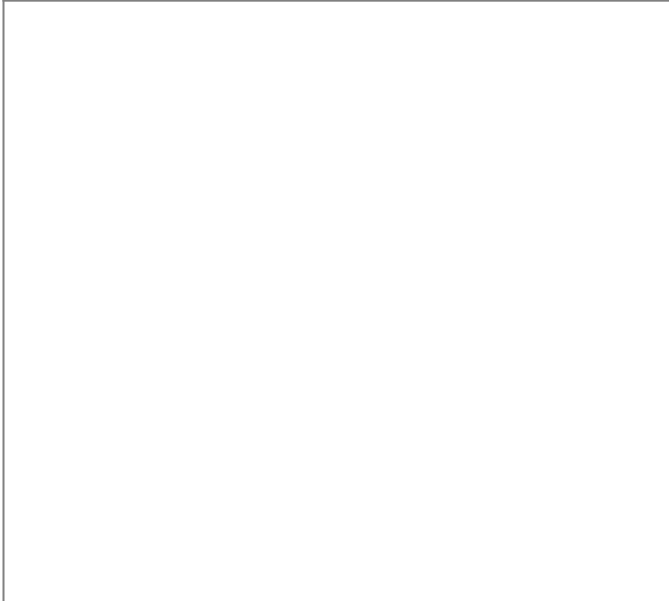
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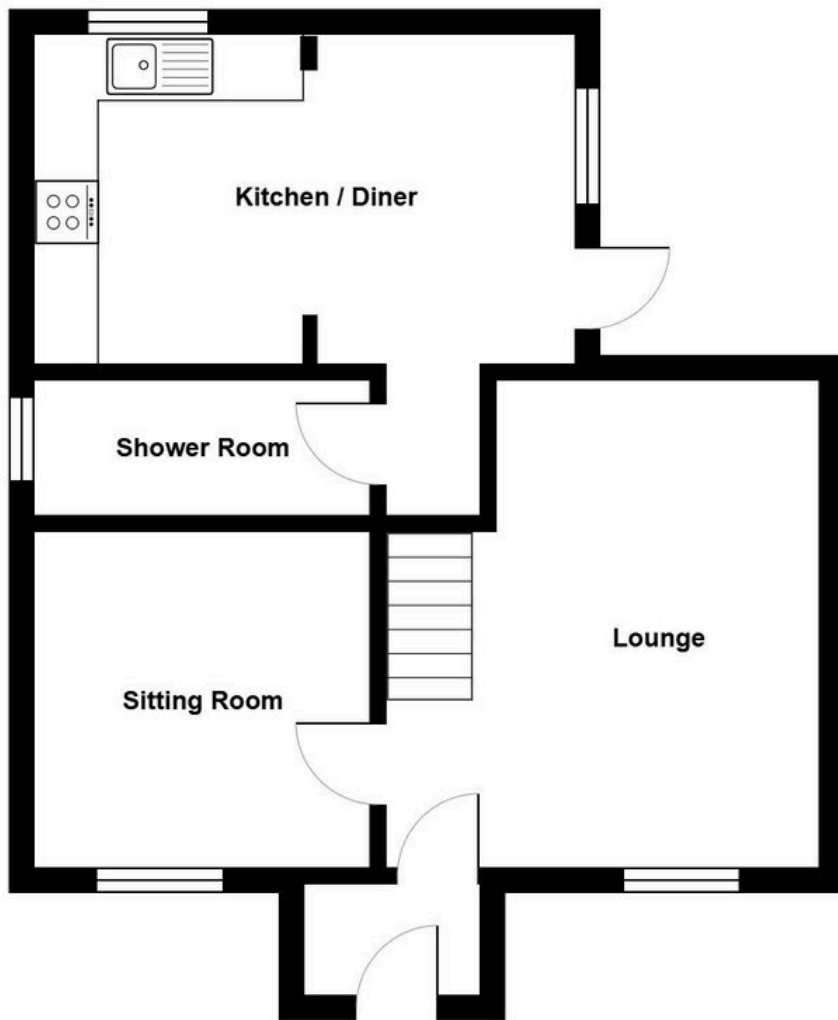
Broadband/Mobile Phone Coverage

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

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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