

**4 Greenfield Road
Twyn
Ammanford
Carmarthenshire SA18 1JJ.**

Price £248,000

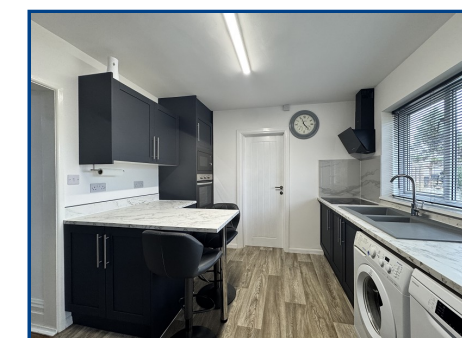


- Two/ three bedroom detached bungalow
- Lounge, kitchen
- Shower room, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway

General Description

We have the pleasure in offering for sale this two/ three bedroom detached bungalow 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. Garnant has the Betws mountain to one side and the Black Mountain in the Brecon Beacons National Park on the other.

EPC Rating: E47



Viewing: **01269 591 884**

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

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

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Greenfield Road, Twyn, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two/ three bedroom detached bungalow 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. Garnant has the Betws mountain to one side and the Black Mountain in the Brecon Beacons National Park on the other. 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 lounge, kitchen, bathroom and two bedrooms

The property benefits from Upvc glazing, gas fired central heating, off road parking.

Wooden door to

Lounge (17' 7" x 14' 1") or (5.35m x 4.30m)

Upvc glazed window to front, two radiators, exposed beam ceiling, hard wired smoke alarm, herringbone flooring, electric fireplace.

Kitchen (12' 0" x 9' 9") or (3.66m x 2.97m)

UPVC glazed door to rear, Upvc glazed window to rear, radiator, hard wired smoke alarm, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, integrated oven, electric induction hob with extractor fan over, plumbing for automatic washing machine, plumbing for dishwasher, breakfast bar.

Shower Room (6' 4" x 6' 2") or (1.94m x 1.89m)

Upvc glazed window to side, radiator, sink unit, shower cubicle, part Respatex walls, extractor fan, Vokèra gas fired boiler controlling domestic hot water and central heating.

W.C. (6' 4" x 3' 2") or (1.93m x 0.96m)

Greenfield Road, Twyn, Ammanford, Carmarthenshire.

Upvc glazed window to side, towel radiator, hatch to roof space.

Bedroom 1 (9' 9" x 8' 11") or (2.98m x 2.72m)

Upvc glazed window to rear, radiator, herringbone flooring.

Bedroom 2 (8' 6" x 7' 11") or (2.58m x 2.41m)

Upvc glazed window to front, radiator, coved ceiling.

Reception room/ bedroom 3 (12' 6" x 12' 6") or (3.82m x 3.80m)

Upvc glazed door to rear, Upvc glazed window to side, radiator.

Outside

Driveway for off road parking.

Steps up to front door.

Access to rear from both sides.

Footpath to rear with concrete, gravelled and lawned areas.

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

C

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 right into Greenfield Road, where the property can be found on the right hand side.

