



Heddfan Greenfield Road, Twyn, , SA18 1JJ

Offers in the region of £335,000

A detached new build bungalow set in a quiet location within the popular 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, kitchen/diner, utility room, 3 bedrooms one with en suite and main bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, integral garage (with planning to change into accommodation PL/04678) and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space, down lights and radiator

Lounge

20'3" x 12'2" (6.18 x 3.72)



with radiator, down lights and uPVC double glazed window to side and patio doors to rear

Kitchen

16'3" x 19'9" (4.96 x 6.04)



with range of fitted base and wall units, one and a half sink uni monobloc tap, 5 ring electric hob with extractor over, integrated double oven, plumbing for automatic dishwasher, radiator, downlights and uPVC double glazed window to rear and patio doors.

Utility

8'11" x 9'4" (2.74 x 2.86)



with range of fitted base and wall units, stainless steel sink unit, radiator, downlights and uPVC double glazed window to side and door to rear

Bedroom 1

13'10" x 12'2" (4.22 x 3.71)



with radiator, downlights and uPVC double glazed window to front

Ensuite

5'2" x 7'11" (1.59 x 2.43)



with fitted WC and wash hand basin with cupboards under, walk in shower, LED mirror, tiled floor, tiled walls, heated towel rail, extractor fan and uPVC double glazed window to side

Bedroom 2

13'10" x 12'2" (4.22 x 3.72)



with radiator, downlights and uPVC double glazed window to front

Bedroom 3

11'11" x 12'2" (3.64 x 3.72)



with radiator, downlights and uPVC double glazed window to side

Bathroom

6'2" x 7'11" (1.88 x 2.43)



with low level flush WC, downlights, vanity wash hand basin with cupboard under, panelled bath with mains dual head rainfall shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side

Garage

19'2" x 9'4" (5.86 x 2.87)

with electric door and uPVC double glazed window to side

(with planning for non material amendment (change of use of garage to form further accommodation) PL04678)

Outside



with tarmac parking and turning, side access to enclosed rear lawned garden and mature trees

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed :- No information held

Mobile coverage: :- No information held

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Low flood risk from rivers, surface water and small watercourses.

Rights and Easements: Part shared driveway

Restrictions:

Council Tax

NOTE

All internal photographs are taken with a wide angle lens.

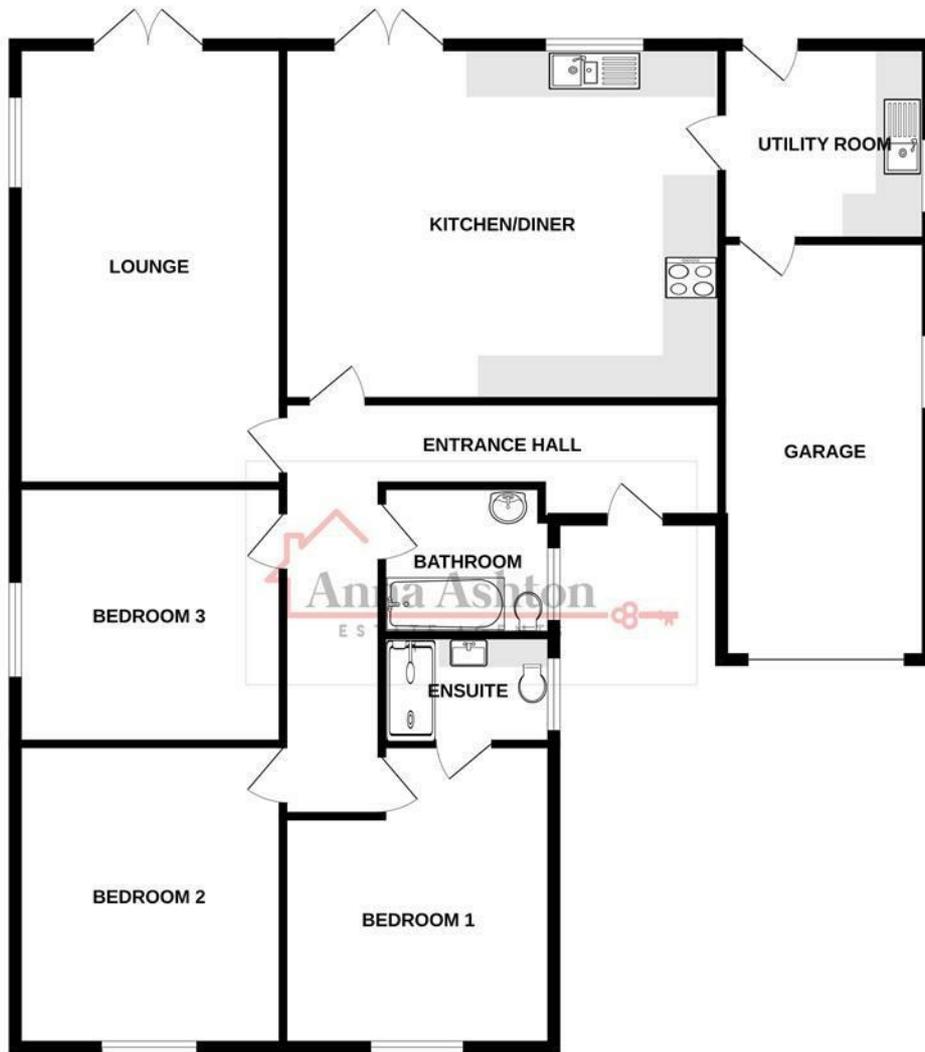
Directions

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. At the cross roads turn right into Greenfield Road and the property can be found don your left hand side, identified by our For Sale Board.

NOTE

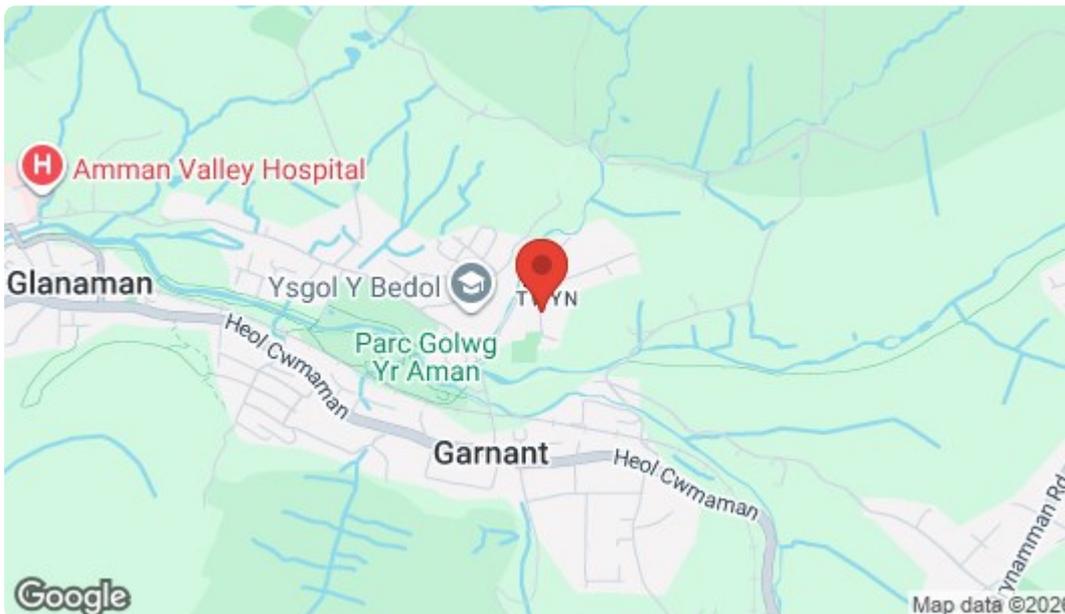
This property is accessed alongside another bungalow.

GROUND FLOOR
1556 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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		92
(81-91) B	83	
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.