



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

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

Price £255,000



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



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 14 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.

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

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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.

Greenfield Road, Twyn, Ammanford, Carmarthenshire.

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

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

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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.

