

# 3 bedroom semi-detached house for sale, Highfield Road, Twyn, Ammanford SA18 (95



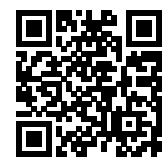
Location **Wales, Carmarthenshire**  
<https://www.freeadsz.co.uk/x-167156-z>

A stone fronted three bedroom semi-detached property set on a popular side road in the village of Garnant, close to local amenities including modern school and shops. The accommodation briefly consists: entrance hall, lounge/diner, kitchen, utility/shower-room, bathroom. First Floor: Landing, three bedrooms and a cloakroom. Externally to the front of the property there is off road parking and a single garage, to the rear of the property is an enclosed garden mainly laid to lawn. Epc Rating: Location Garnant is a Welsh mining village in the valley of the River Amman in Carmarthenshire, north of Swansea. The village of Garnant offers leisure facilities such as riverside walks, parks, recreation grounds, a modern primary school and an 18 hole golf course at Garnant Park which is one of the best municipal golfing facilities in Wales. The main shopping facilities are located at Ammanford town centre which is approximately 3 miles away. Entrance (3.190 x 1.873 (10'5" x 6'1")) Upvc double glazed door to front, radiator, stairs to first floor, under-stairs storage, door to Lounge/Diner (3.652 x 6.984 (11'11" x 22'10")) Upvc double glazed window to front, two radiators, arch opening to Kitchen Walla and base units, stainless steel sink and drainer, part tiled walls, Upvc double glazed window to rear and side, Upvc double glazed French doors to rear, door to Utility/Showerroom (4.101 x 1.253 (13'5" x 4'1")) Tiled shower with tiled floor, room for washing machine and tumble dryer Ground Floor Bathroom (1.592 x 2.087 (5'2" x 6'10")) Tiled compact bath with over head shower, tiled walls, pedestal wash hand basin, low level w/c, Upvc double glazed window to rear Landing (3.425 x 0.860 (11'2" x 2'9")) Access to spacious boarded loft with velux window Bedroom One (3.078 x 8.988 max to wardrobe (10'1" x 29'48'2" max) Two Upvc double glazed windows to front, built in sliding door wardrobes with radiator inside Bedroom Two (3.019 x 2.496 (9'10" x 8'2")) Upvc double glazed window to rear Bedroom Three (2.826 x 2.534 (9'3" x 8'3")) Upvc double glazed window to rear Cloakroom (1.967 x 1.068 (6'5" x 3'6")) Pedestal wash hand basin, low level w/c, Upvc double glazed window to side Externally To the front of the property there is off road parking and a single garage To the rear of the property is an enclosed garden with patio and lawn area General Information View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances Tenure: We are advised Freehold Tax: Band CDraft Particulars These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our offices that you receive an approved set of details before you arrange to view the property especially if you are travelling any distance. Owners Confirmation I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property other than those we have declared in your Property Information Questionnaire. I/We confirm that if we alter the property in any way we will inform you

Immediately in writing of the alterations so that your details can be updated

Signed: \_\_\_\_\_

01269 516900



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