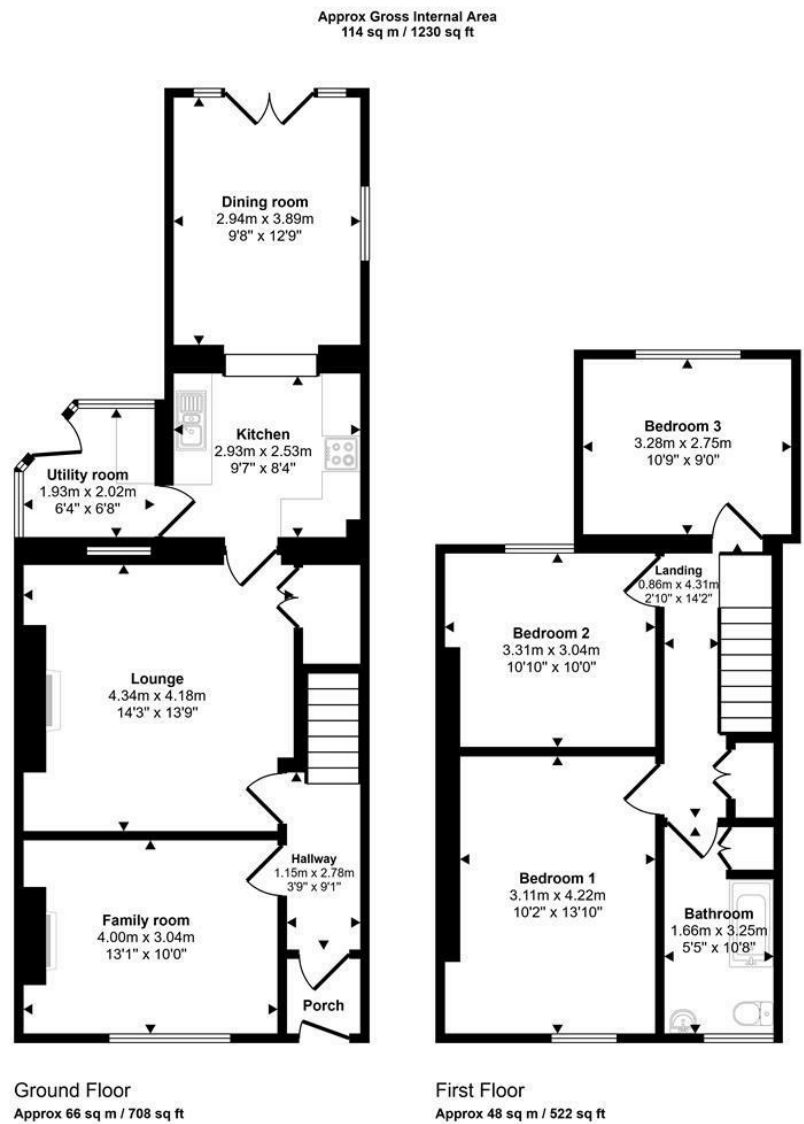




VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water & Mains Gas

HEATING: Gas

TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

BPE/BPEOK/1025

FACEBOOK

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

01269 596659
www.westwalesproperties.co.uk

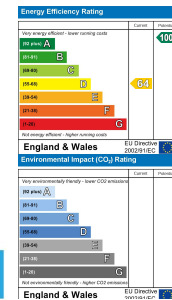


12 Vicarage Road, Twyn, Ammanford, Carmarthenshire, SA18 1JQ

- Charming village setting
- Two reception rooms
- Utility room
- Attached garage
- Three double bedrooms
- Double glazing
- Kitchen and dining area
- Rear garden with patio terrace and manicured lawn
- Nearby access to the Amman Valley Cycleway
- EPC Rating: D

Offers In Excess Of £200,000

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The Agent that goes the Extra Mile





A three bedroom semi-detached family home in the charming village of Twyn, about four miles from Ammanford.

Arranged over two floors, the house benefits from three double bedrooms and family bathroom. On the ground floor there are two reception rooms, a kitchen with dining area leading out to the rear patio terrace and well-maintained lawned garden with outbuildings. Externally there is an attached garage to the side and a outdoor WC which can be accessed via the utility room/side conservatory.

The village has a public play park nearby and the Amman Valley Cycleway at the end of the road offers a walking and cycle path following the River Amman.

Discover Ammanford, Carmarthenshire
A semi-rural market town offering the best of both worlds — peaceful countryside living with great local amenities. Ammanford features shops, parks, good schools, and excellent access to the M4 and A48, making it perfect for families, commuters, and anyone seeking a relaxed yet well-connected lifestyle.



DIRECTIONS

Leaving Ammanford from the High Street, turn left at the junction on to Pontamman Road. Follow the road for approximately 4 miles into the village of Garnant then turning left toward the school (Maes Y Bedol). Turn first right toward Twyn (a name sign for the village welcomes you) and the property can be found on the right hand side of the road. W3W: sugars.cities.failed

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.