



## 41 Highfield Road, Twyn, Ammanford, SA18 1JL

**Offers in the region of £440,000**

NO ONWARD CHAIN....We are delighted to offer for sale this modern detached house set in approximately 2.9 acres or thereabouts of gardens and grounds. The property is located on a quiet side road in the popular area of the Twyn in Garnant, close to the local Primary School and shops and only 4 miles from Ammanford town centre.

Accommodation comprises entrance porch, hallway, lounge, dining room/bedroom 4, kitchen, sun room, utility room downstairs shower room, 3 double bedrooms (one with ensuite shower room and 2 with access onto a balcony overlooking the garden), bathroom and attic room. Gas central heating, uPVC double glazing, detached garage and parking for several cars. Viewing is highly recommended. NO ONWARD CHAIN.



## Ground Floor

uPVC double glazed entrance door into

### Entrance Porch

with uPVC double glazed windows to each side and to the front. uPVC double glazed door to

### Entrance Hall (L Shape)

16'4" x 4'11" (5 x 1.5)

with stairs to first floor, radiator, laminate floor and coved ceiling.

### Lounge

11'8" x 14'1" (3.58 x 4.31)



with electric fire set in feature fireplace, radiator, coved ceiling and uPVC double glazed patio doors to sun room.

## Study

9'0" x 8'9" (2.75 x 2.68)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

## Bedroom 4

10'5" x 14'0" (3.19 x 4.27)



with laminate floor, radiator and uPVC double glazed window to front.

## Kitchen

13'11" x 13'11" (4.25 x 4.26)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, four ring stainless steel gas hob with extractor over, built in double oven, integrated dishwasher, part tiled walls, laminate floor, radiator, coved ceiling, uPVC double glazed window to side and understairs cupboard with wall mounted gas boiler providing domestic hot water and central heating.

## Sun Room

9'9" x 19'8" (2.98 x 6)



with 2 radiators, coved ceiling, uPVC double glazed windows to side and rear, uPVC double glazed door to utility.

## Utility Room

9'7" x 6'2" (2.93 x 1.9)

with range of base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, electric heater, extractor fan, uPVC double glazed window to side and uPVC double glazed door to rear.

## Downstairs Shower Room

7'0" x 8'9" (2.15 x 2.68)

with low level flush WC, pedestal wash hand basin with cupboards under, shower enclosure with electric shower, Respatex walls, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to side.

## First Floor

### Landing



with hatch to boarded attic room with wooden pull down ladder, coved ceiling and uPVC double glazed window to side.



## Bedroom 1

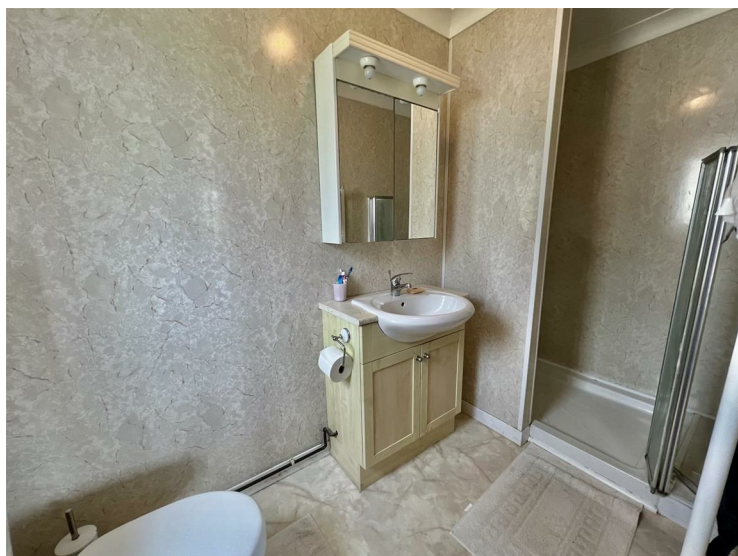
12'11" x 14'0" max - 11'8" to fitted wardrobes (3.96 x 4.29 max - 3.58 to fitted wardrobes)



with radiator, fitted wardrobes, 2 wall lights, coved ceiling uPVC double glazed window to rear and uPVC double glazed door to balcony.

## En Suite

4'6" x (1.38 x )



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with electric shower, Respatex walls, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to side.

## Balcony



## Bedroom 2

14'0" x 14'0" (4.27 x 4.29)



with radiator, 2 fitted wardrobes, 2 wall lights, coved ceiling, uPVC double glazed window to rear and uPVC double glazed door to balcony.



### Bedroom 3

10'3" x 10'5" (3.13 x 3.18)



with radiator, built in wardrobe, coved ceiling and uPVC double glazed window to front.

### Bathroom

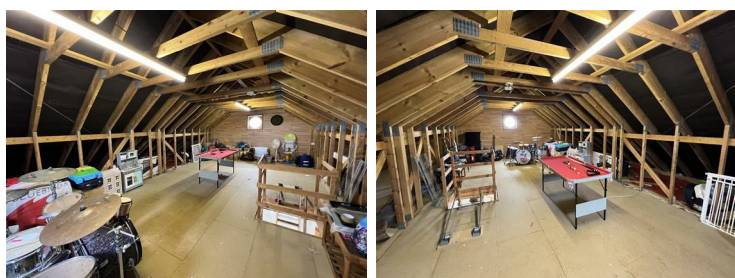
5'10" x 11'8" (1.8 x 3.56)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with electric shower, Respatex walls, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to front.

### Attic Room

14'3" x 28'7" (4.36 x 8.72)



with pull down wooden ladder, all boarded with a window to each side. Power and light for potential conversion (subject to planning).

### Outside



Tarmacadam parking and turning area to front, side driveway to garage and electric car charging point.

Large rear garden with paved patio area with shingle border, large rear garden with mature trees and shrubs, chicken run, timber shed, orchard with plum, cherry and apple trees, fruit cage with fruit canes, vegetable beds, further lawed gardens and woodland. Another patio area with far reaching views over surrounding countryside. Glass house, 2 x timber sheds.

### Veg garden





## Patio



miles into the village Garnant then turn left then right towards the Tywn. Continue along this road, through the cross roads and up the hill into Highfield Road and the property can be found towards the top of the hill on the left hand side.

## Garage

17'5" x 11'11" (5.33 x 3.65)



with electric up and over door, power and light connected, uPVC double glazed window to side.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band E

## NOTE

All photographs are taken with a wide angle lens.

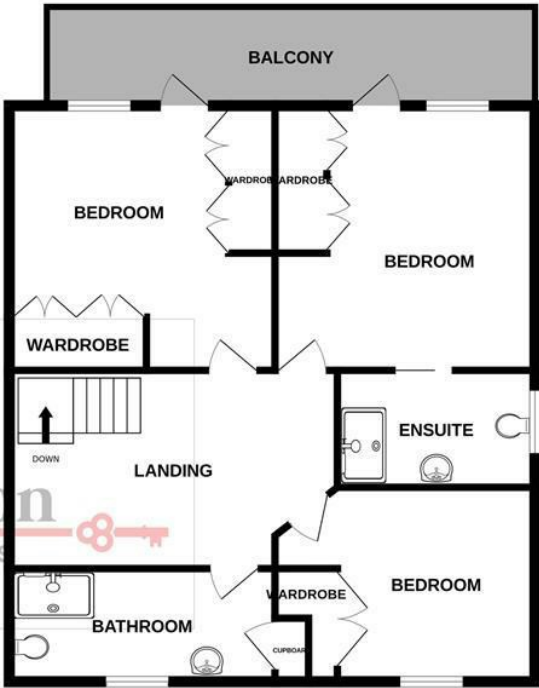
## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel on this road for approximately 4

GROUND FLOOR



1ST FLOOR



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		100
(92 plus) A		
(81-91) B	78	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.