



Land - Building Plot (EPC Rating: ) Freehold

# HIGHFIELD ROAD, TWYN, AMMANFORD, SA18 1JL

Offers In The Region Of

## £65,000

# null Bedroom Land - Building Plot located in Ammanford

A well located single level building plot set in a peaceful location bordering open countryside situated within the small village of Twyn, on the edge of Garnant, which offers local amenities including a primary school, pharmacy, chip shop, and public house. Further shopping facilities and good transport links are available just under 4 miles away in either Ammanford Town Centre or Pontardawe. The plot measures approximately 37.5 depth x 12 m width. Outline planning permission was granted on 27th June 2022 (Application number PL/04167). All mains services are available nearby.

## Details

Large Level Single Plot measuring 37.5m x 12m with Outline Planning Consent (PL/04167) with all services available nearby and roadside access.

## Directions

Leave Ammanford on High street and at the T junction turn left onto Pontamman Road. After approximately 3 miles turn left signposted Ysgol Y Bedol, then first right into Vicarage Road. Continue approximately a third of a mile and the property can be found on the right hand side, identified by our For Sale board.





Council Tax Band

Energy Performance Graph



Call us on  
**01269 597949**  
[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.