



House - Terraced (EPC Rating: D) Freehold

**OAKFIELD ROAD, TWYN, AMMANFORD,
SA18 1JH**

Offers In The Region Of

£152,000

3 Bedroom House - Terraced located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this 3 Bedroom Terraced Home set in a peaceful location located within the small village of Garnant, which offers local amenities of primary school, pharmacy, chip shop and local public house with further shopping facilities and good transport links just under 4 miles away at either Ammanford Town Centre or Pontardawe. The property offers an Entrance Hall, Front Room, Sitting Room and Kitchen on the Ground Floor with 3 Bedrooms and a Family Bathroom on the First Floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally, there is a front forecourt and large enclosed rear garden mainly laid to lawn with several outbuildings.

Council Tax Band - B. Freehold. EPC - D63.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, coat hooks and stairs to first floor.

Front Room

3.65 x 2.74 (11'11" x 8'11")

With radiator, textured and coved ceiling and uPVC window to the front.

Sitting Room

4.02 x 3.73 (13'2" x 12'2")

With radiator, feature fireplace with an electric inset and an oak and marble surround, alcove shelving, textured and coved ceiling and uPVC window to the rear.

Kitchen

3.77 x 2.88 (12'4" x 9'5")

With a range of base and wall units, black composite single drainer sink unit with mixer taps, freestanding gas cooker plumbing for automatic washing machine, walk in pantry with shelving and space for fridge/freezer. Additional features include radiator, wall mounted gas boiler providing domestic hot water and central heating, coved ceiling, part tiled walls, laminate floor, uPVC window to the side and door leading to the rear garden.

First Floor

Landing

With hatch to roof space, textured and coved ceiling and airing cupboard with radiator.

Bedroom 1

3.91 x 2.88 (12'9" x 9'5")

With radiator, textured and coved ceiling and uPVC window to the side.

Bedroom 2

3.60 x 2.91 (11'9" x 9'6")

With radiator, textured and coved ceiling and uPVC window to the front.

Bedroom 3

1.81 x 2.63 (5'11" x 8'7")

With radiator and uPVC window to the front.

Bathroom

3.1 x 2.9 (10'2" x 9'6")

With low level flush WC, pedestal wash hand basin, bath with overhead mixer shower, radiator, part tiled walls and uPVC obscure glass window to the rear.

External

Front: Front forecourt with shared pedestrian access to the rear of the property.

Rear: Enclosed level rear garden with three outbuildings and an outside WC, mainly laid to lawn with flowers and shrubs.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B.

Tenure

Freehold



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

Viewings

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

Social Media

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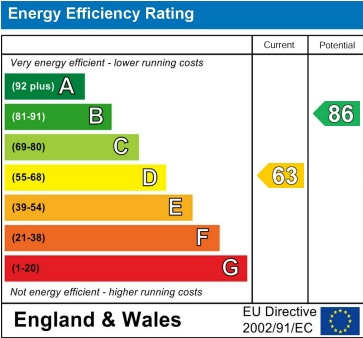
Directions

Leave Ammanford on High Street and continue to the T junction, turn left and continue through the village of Glanamman and into Garnant. Turn left opposite the chemist down Station Road, take a right at the church and left into Oakfield Road. The property can be found on the right hand side identified by our For Sale board.



Council Tax Band
B

Energy Performance Graph



Call us on
01269 597949
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.

