



Teglan Park, Tycroes, SA18 3RA

Offers In Region Of £185,000



Calow Evans
Estate Agents

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Teglan Park, Tycroes, SA18 3RA

****No Upper Chain****

This well-presented three-bedroom semi-detached home is located in the popular development of Teglan Park, known for its convenience to the M4 motorway. The property features a full width kitchen, a conservatory, and a first-floor bathroom. It benefits from gas-fired central heating and double glazing. Externally, there is a driveway and an enclosed rear garden.

The village of Tycroes offers excellent transport links, including a train station in the nearby village of Pantyffynnon. It also provides essential amenities such as a primary school, a post office, a shop, and a GP surgery. The main shopping facilities can be found just a short drive away in Ammanford town centre.





Accommodation:

Entrance Hall

Tiled floor, stairs to first floor, under-stairs storage cupboard, vertical radiator.

Lounge

5.38m x 3.56m (17'8" x 11'8"/10'2")

Double glazed window to front, column radiator.





Kitchen/Breakfast Room

5.49m x 3.02m (18'0" x 9'11")

Double glazed window to rear, vertical radiator, kitchen fitted with a range of wall & base units, plumbing for dishwasher & washing machine, cupboard housing wall mounted gas boiler providing domestic hot water & central heating, space for Range style cooker, stainless steel sink & draining board unit, tiled floor, part tiled walls, double doors to:

Conservatory

2.87m x 2.44m (9'5" x 8'0")

Double glazed French doors to side, column radiator, tiled floor.

First Floor Landing

Double glazed window to side, access to loft, storage cupboard.

Bedroom One

3.91m x 3.18m (12'10"/9'8" x 10'5")

Double glazed window to front, column radiator.

Bedroom Two

3.3m x 2.82m (10'10"/8'8" x 9'3")

Double glazed window to rear, column radiator, built in wardrobes.

Bedroom Three

2.26m x 2.01m (7'5" x 6'7")

Double glazed window to rear, column radiator.

Bathroom

2.49m x 1.68m (8'2" x 5'6")

Double glazed window to rear, heated towel rail, panelled bath, WC, mains shower in enclosure, wash hand basin in vanity cupboard, part tiled walls.

Externally

Side driveway providing parking for two vehicles with potential to extend the parking area, side pedestrian access to an enclosed rear garden, steps up to lawned area, storage shed.

Services

We are advised mains services are connected.





Tenure

Freehold

Council Tax

Band B

Broadband/Mobile Phone Coverage

We are advised that super fast broadband and mobile phone coverage is available in the area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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