



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**164 Teglan Park
Ammanford
Carmarthenshire
SA18 3PD**

Price £190,000



- Three bedroom semi detached house
- Lounge, sitting room
- Kitchen, dining room
- Shower room, bathroom
- Upvc glazing
- Gas fired central heating
- Low maintenance rear garden
- Driveway
- Garage, store room/ workshop



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Tycroes, close to local amenities such as a local shop, surgery and primary school.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Teglan Park, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Tycroes, close to local amenities such as a local shop, surgery and primary school. Located approximately three and a half miles from the M4 junction 49 and approximately two and half miles from Ammanford town centre and its amenities including shops, banking, restaurants, public houses, secondary school, bus station and train station.

The accommodation briefly comprises hallway, lounge, sitting room, kitchen, rear hall, dining room, shower room, landing, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, low maintenance rear garden, driveway for ample parking and a garage.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, stairs to first floor, telephone point, dado rail.

Lounge (18' 0" x 11' 10") or (5.48m x 3.61m)

Upvc glazed window to front, radiator, textured and coved ceiling, multi fuel burner with slate hearth, two wall lights, TV point, dado rail.

Sitting Room (9' 11" x 8' 3") or (3.02m x 2.51m)

Radiator, textured and coved ceiling, battery smoke alarm, dado rail.

Kitchen (9' 10" x 9' 7") or (2.99m x 2.91m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, gas oven, gas hob with extractor fan over, plumbing for automatic washing machine.

Rear Hall (5' 5" x 3' 7") or (1.66m x 1.10m)

Upvc glazed door to side, hatch to roof space, wall light.

Dining Room (17' 3" Max x 9' 10" Max) or (5.27m Max x 3.00m Max)

Upvc glazed sliding doors to rear, radiator, textured and coved ceiling, dado rail.

Shower Room (8' 9" x 2' 10") or (2.67m x 0.86m)

Upvc glazed window to side, radiator, textured ceiling, tiled floor, tiled walls, close coupled WC, wash hand basin, shower cubicle, extractor fan.

Teglan Park, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to side, textured and coved ceiling, hatch to roof space, cupboard with radiator and shelving.

Bathroom (8' 2" x 5' 6") or (2.48m x 1.67m)

Upvc glazed window to rear, radiator, polystyrene tile ceiling, three down lights, tiled walls, close coupled WC, pedestal wash hand basin, bath with mixer tap hand shower.

Bedroom 2 (10' 5" x 9' 9") or (3.18m x 2.98m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (13' 2" Max x 10' 3" Max) or (4.02m Max x 3.12m Max)

Upvc glazed window to front, radiator, textured and coved ceiling.

Bedroom 3 (7' 9" x 7' 3") or (2.36m x 2.20m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Attic

Sky light, textured ceiling, Worcester gas fired boiler controlling domestic hot water and central heating.

Garage

Up & over door to front, upvc glazed door to rear, two upvc glazed windows to side, mezzanine, electricity.

Store/Workshop

Upvc glazed door to side, upvc glazed window to rear, TV point.

Outside

Driveway to front for ample parking.

Patio with decked area to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes taking a left into Penygarn Road. Continue along Penygarn Road taking a right into Teglan Park. On entering Teglan Park take the second left and the property can be found on the left hand side.

