Anna Ashton
ESTATE AGENTS

145 Teglan Park, Tycroes, Ammanford, SA18 3RA

Offers in the region of £160,000

- Semi detached property
- 2 Reception rooms
- Off road parking
- 3 bedroom
- Gas central heating
- Enclosed rear garden

Ground Floor
with uPVC double glazed entrance door to

Entrance hall
with stairs to first floor, radiator, under the stairs cupboard and textured ceiling

Lounge
17'6" x 11'6" (5.35 x 3.52)

with electric fireplace, radiator, textured and coved ceiling and uPVC double glazed window to front

Dining Room
10'0" x 7'7" (3.07 x 2.33)

with radiator, coved ceiling and uPVC double glazed window to rear

Kitchen
10'0" x 9'11" (3.05 x 3.04)

with base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, plumbing for automatic washing machine, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear

First Floor

Landing
with hatch to roof space, airing cupboard, textured ceiling and uPVC double glazed window to side

Bedroom 1
12'11" x 10'2" (3.95 x 3.10)

with radiator and uPVC double glazed window to front

Bedroom 2
10'4" x 9'8" (3.16 x 2.96)

with radiator, textured ceiling and uPVC double glazed window to rear

Bedroom 3
6'10" x 7'6" (2.1 x 2.31)

with radiator, textured ceiling and uPVC double glazed window to front

WC
5'7" x 2'7" (1.71 x 0.81)

with low level flush WC, textured ceiling and window to rear

Bathroom
5'5" x 5'0" (1.67 x 1.54)

with pedestal wash hand basin, panelled bath with mixer taps and electric shower, part tiled walls, heated towel rail, textured ceiling and uPVC double glazed window to rear

Outside
with lawned area to front, paved area for parking to side, side access leading to rear garden with lawned area and paved area

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download- 180 Mbps, Upload- 220 Mbps
Mobile coverage: Vodafone- 80%, Three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk- Flooding from surface water and small watercourses- Low risk
Rights and Easements:
Restrictions:

Council Tax

Band B

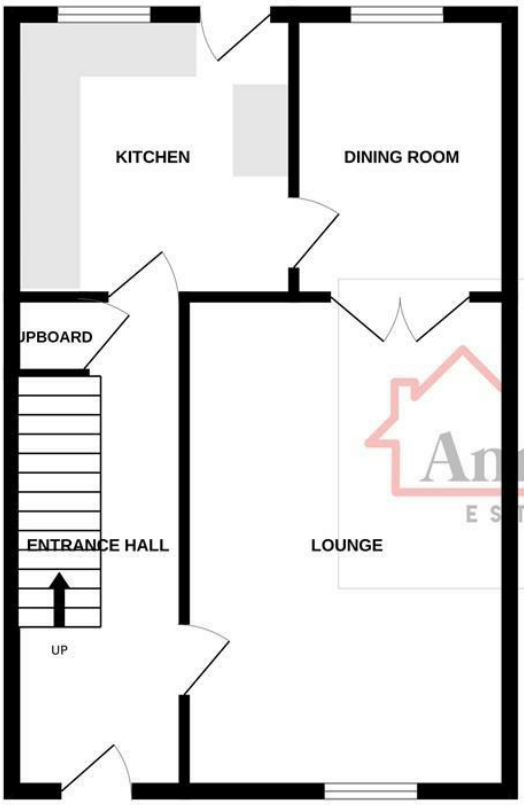
NOTE

All photographs are taken with a wide angle lens.

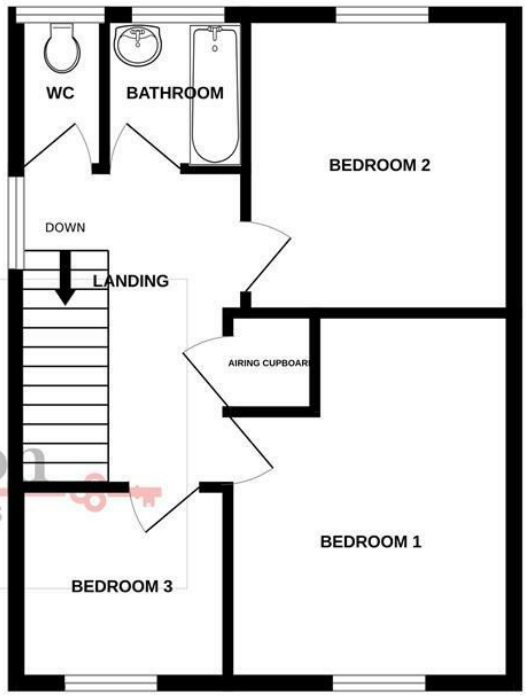
Directions

Leave Ammanford on Wind Street, proceed straight over the roundabout and travel approximately 2 miles into the village of Tycroes. At the square turn second left into Penygarn Road, then third right into Teglan Park, turn the first left, then turn the first right and the property can be found on the right hand side identified for our For Sale board.

GROUND FLOOR



1ST FLOOR



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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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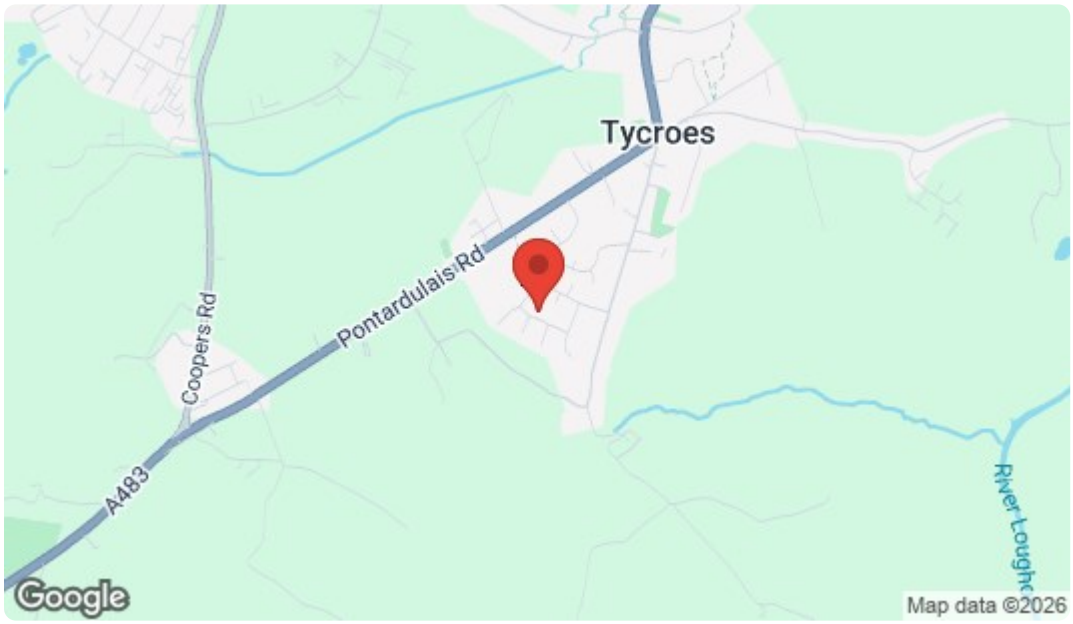

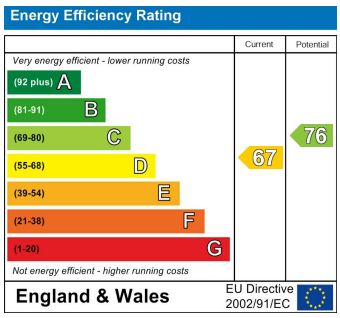

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.