



128 Teglan Park, , Ammanford, SA18 3PD

Offers in the region of £189,950

- Semi Detached House
- Gas central heating
- Integral Garage
- Rear garden
- 3 bedrooms
- uPVC double glazing
- Off road parking

Ground Floor

with uPVC double glazed entrance door 9'7" x 9'0" (2.94 x 2.75) leading to

Vestibule

with uPVC double glazed window to front and coved ceiling

Lounge/Diner

22'4" x 10'3" (6.81 x 3.13)



with two radiators, stairs to first floor and uPVC double glazed window to front

Kitchen

10'10" x 14'2" (3.31 x 4.34)



with base and wall units, one and half bowl sink unit with monobloc tap, 4 ring gas hob with extractor fan, integrated double oven, plumbing for automatic washing machine, plumbing for automatic dish washer, centre island, part tiled walls, radiator and uPVC double glazed windows to rear and side.

First Floor

Landing

with hatch to roof space, radiator and coved ceiling

Bedroom 1

9'7" x 9'0" (2.94 x 2.75)



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

Bedroom 2

12'10" x 8'11" (3.92 x 2.72)



with radiator, built in wardrobe, coved ceiling and uPVC double glazed window to front

Bedroom 3

9'1" x 8'10" (2.79 x 2.71)



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

Shower room

5'7" x 9'0" (1.71 x 2.76)



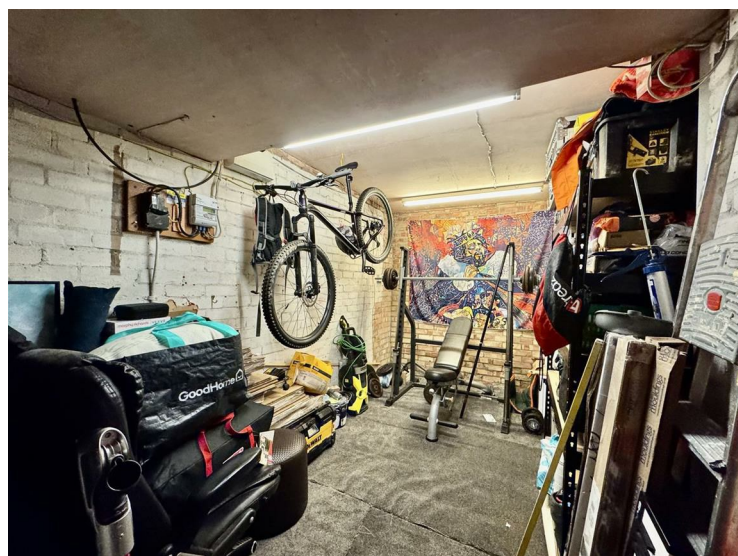
with low level flush WC, vanity wash and basin with cupboards under, built in cupboard, shower enclosure with mains shower, tiled walls, heated towel rail and uPVC double glaze window to rear

Outside



with off road parking for numerous cars, side access leading to rear garden with steps leading up to patio area, artificial grass area and raised beds with mature shrubs

Integral garage



with an up and over door, power and light connected

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas Central heating

Broad Band Speed: Download- 1800 Mbps, Upload- 220Mbps

Mobile coverage: Vodafone 80%, Three 77%, Three 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

Council Tax

Band B

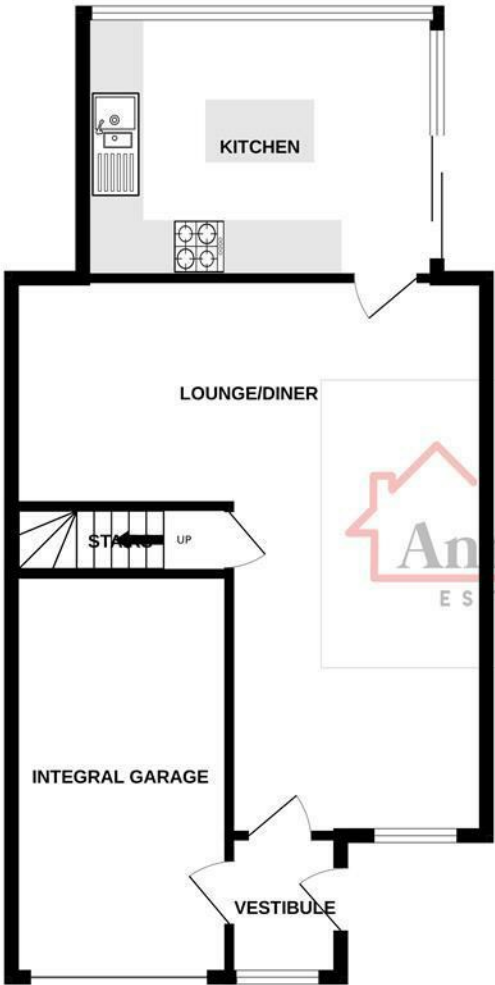
NOTE

All internal photographs are taken with a wide angle lens.

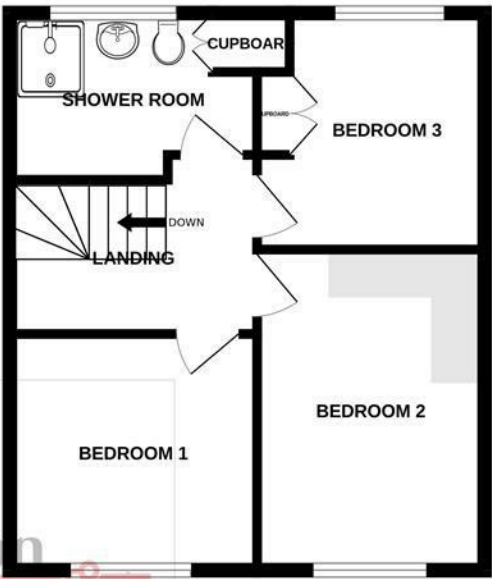
Directions

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, just before the third right into Teglan Park, the property can be found on the right hand side identified by our For Sale Board.

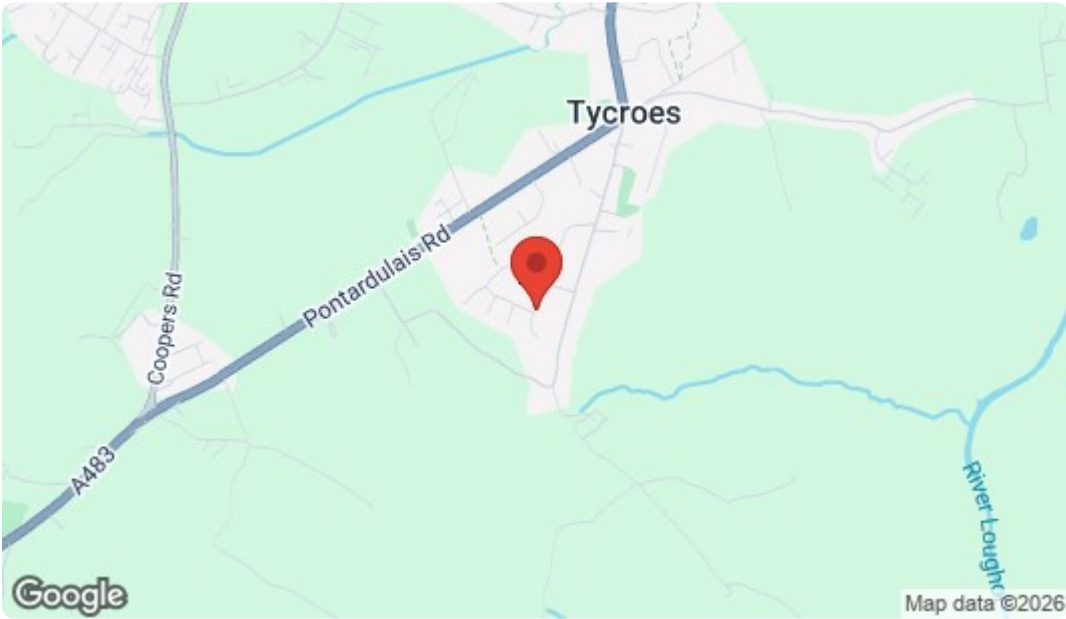
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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