



**123 Teglan Park, Tycroes, Ammanford, SA18 3PD**

**Offers in the region of £189,950**

- Semi detached Bungalow
- Large reception room
- Gas central heating
- Front and rear gardens
- 2 bedrooms
- uPVC double glazing
- Off road parking



## Ground Floor

with uPVC double glazed entrance door leading to

## Entrance Hall

with radiator, hatch to roof space and coat hooks

## Lounge

22'11" x 12'1" (7.00 x 3.70)



with built in cupboard, radiator, uPVC double glazed windows to sides and French doors to rear

## Kitchen

13'1" x 10'2" (3.99 x 3.12)



with base and wall units, wall mounted boiler, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over, integrated oven, plumbing for automatic washing machine, plumbing for automatic

dish washer, part tiled walls, tiled floor, radiator and uPVC double glazed window to front

## Bedroom 1

10'11" x 9'10" (3.33 x 3.02 )



with radiator, two built in cupboards, built in wardrobe and uPVC double glazed French doors to rear

## Bedroom 2

12'6" x 8'5" (3.82 x 2.58 )



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



## Shower room

8'5" x 5'2" (2.59 x 1.58 )



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower with mains shower, tiled walls, radiator and uPVC double glazed window to side

## Outside



with gravelled area to front, driveway to side for off road parking, side access leading to rear garden with further gravelled area, summer house, paved area, mature shrubs and trees

## 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%, Three77%, EE 74%, 02 62%

### ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements:

Restrictions:

### Council Tax

Band C

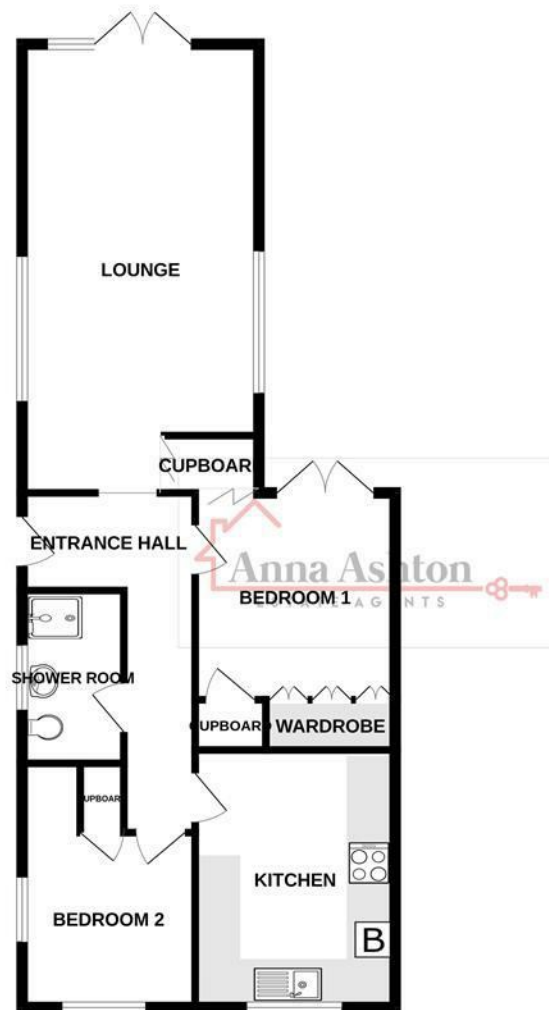
### NOTE

All photographs are taken with a wide angle lens.

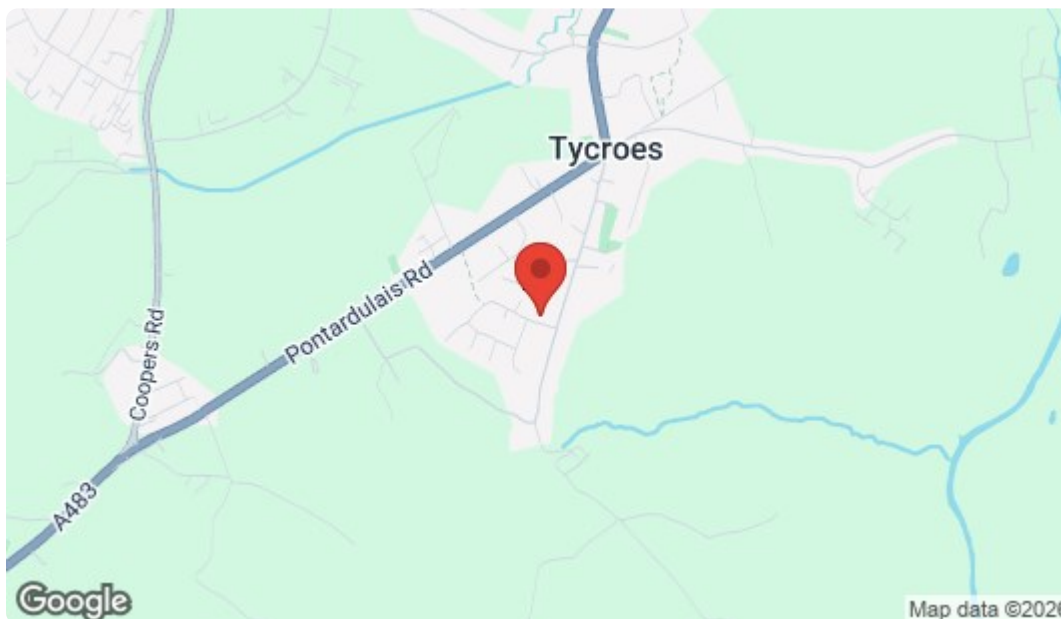
### Directions

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, and the property can be found on your right hand side identified by our For Sale board

GROUND 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 |         |                         |
|                                             | 68      | 76                      |
| 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.