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Professional Services

Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

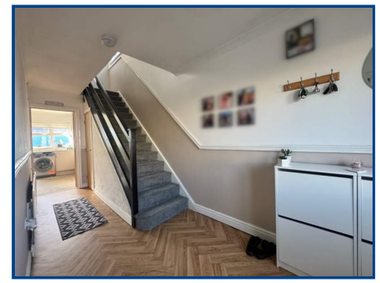
Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

157 Teglan Park
Ammanford
Carmarthenshire
SA18 3PD

Price **£189,950**











- Three bedroom semi detached house
- Lounge/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for ample parking

General Description

EPC Rating: D

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, primary school and approximately three and a half miles from the M4 junction 49. The property is approximately two and half miles from Ammanford town centre and its amenities including shops, restaurants, public houses, primary and secondary schools, bus station and train station.

Teglan Park, Ammanford, Carmarthenshire, SA18 3PD

Property Description

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The accommodation briefly comprises hallway, lounge/ dining room, kitchen, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, rear garden and generously sized gravelled driveway for ample parking.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, hard wired smoke alarm, dado rail, stairs to first floor, under stair storage.

Lounge/ dining room (28' 3" x 11' 10" Max) or (8.62m x 3.61m Max)

Upvc glazed windows to front and rear, two radiators, textured and coved ceiling, two wall lights, electric fireplace with tile & brick surround, TV point.

Kitchen (10' 0" x 9' 9") or (3.04m x 2.98m)

Upvc glazed door to rear, Upvc glazed window to rear, radiator, six downlights, coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit, oven, electric hob with extractor fan over, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating.

Landing

Upvc glazed window to side, textured and coved ceiling, hard wired smoke alarm, hatch to roof space, storage cupboard housing slatted shelving.

Teglan Park, Ammanford, Carmarthenshire, SA18 3PD

Bathroom (8' 1" x 5' 7") or (2.47m x 1.71m)

Two Upvc glazed windows to rear, towel radiator, four down lights, part Respatex walls, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 2 (10' 6" x 9' 9") or (3.21m x 2.98m)

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

Bedroom 1 (13' 1" Max x 10' 4" Max) or (3.99m Max x 3.15m Max)

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

Bedroom 3 (7' 8" x 7' 0") or (2.33m x 2.14m)

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

Outside

Gravelled driveway to front for ample parking.
Patio seating area to rear with steps up to lawned area.
Further gravelled area to side.

Agents Note

According to Natural Resources Wales, there is a risk between 1% and 3.3% chance each year of flooding from surface water and small watercourses, although there is no known history of flooding at the property.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.
There is mobile phone coverage in the area.

Services

Mains Gas, Mains Water, Mains Drainage, Mains Electric

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. Proceed through Teglan Park, where the property can be found on the left hand side.



