



79 Teglan Park,

£179,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

79 Teglan Park,

Situated at the end of a quiet cul-de-sac within the popular Teglan Park development, this well-presented three-bedroom home offers an excellent opportunity for first-time buyers. The property benefits from a private rear garden, along with off-road parking and a detached garage. Additional features include gas-fired central heating and double glazing throughout, ensuring comfort and efficiency.

The village of Tycroes provides a range of everyday amenities, including a primary school, post office, local shop, and GP surgery. For commuters, there are convenient transport links nearby, with a train station located in the neighbouring village of Pantyffynnon. A wider selection of shops, services, and leisure facilities can be found just a short drive away in Ammanford town centre.





Accommodation:

Entrance Hall

Stairs to first floor, under-stairs storage.

Lounge

5.36m x 3.58m (17'7" x 11'9"/10'2")

Double glazed window to front, radiator.





Kitchen/Diner

Double glazed window to rear, double glazed patio doors to rear, radiator, fitted with wall & base units, sink & draining board unit, space for cooker, wall mounted gas boiler providing domestic hot water & central heating.

First Floor Landing

Double glazed window to side, storage cupboard.

Bedroom One

3.81m x 3.1m (12'6"/9'5" x 10'2")

Double glazed window to front, radiator.



Bedroom Two

3.33m x 2.82m (10'11" x 9'3")

Double glazed window to rear, radiator.

Bedroom Three

2.31m x 1.96m (7'7" x 6'5")

Double glazed window to front, radiator.

WC

Double glazed window to rear, WC.



Bathroom

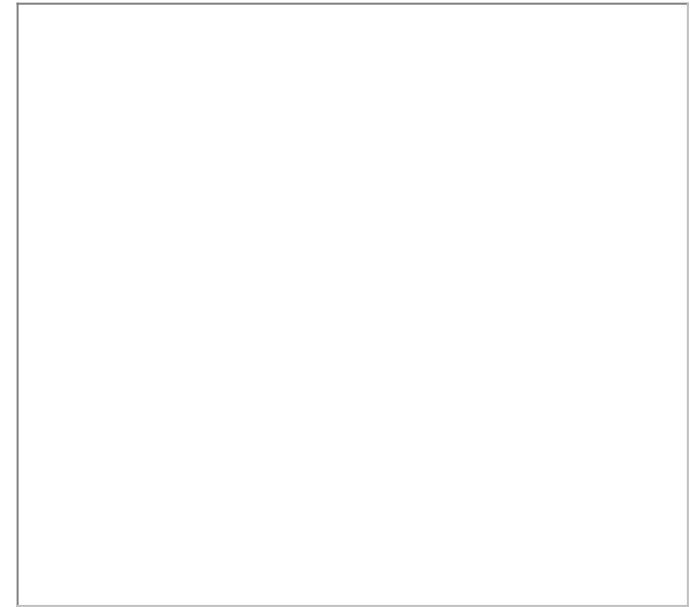
Double glazed window to rear, suite comprising panelled bath, mains shower over, WC, pedestal wash hand basin, radiator.

Externally

Lawned garden to front, side driveway offering ample parking, detached garage, side pedestrian access to an enclosed rear garden mainly laid to lawn, storage shed.

Services

We are advised that mains services are connected.



Tenure

Freehold

Council Tax

Band B

Broadband Speed/Mobile Phone Coverage

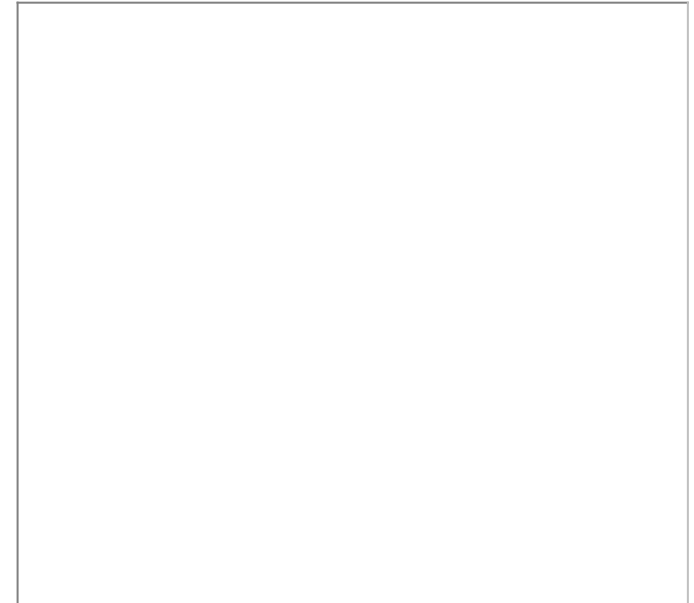
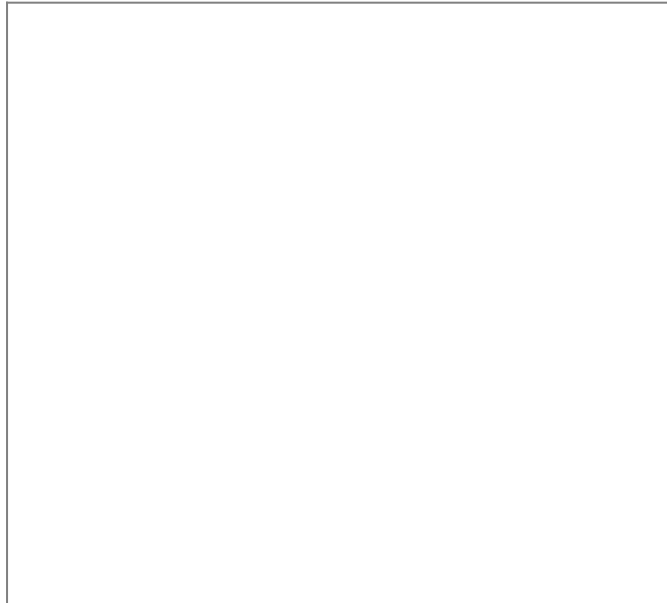
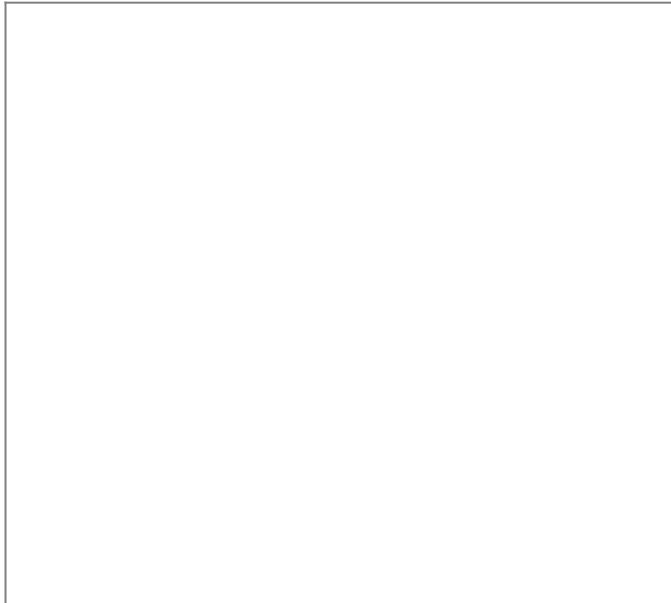
We are advised that super-fast broadband and mobile phone coverage are available in this area.

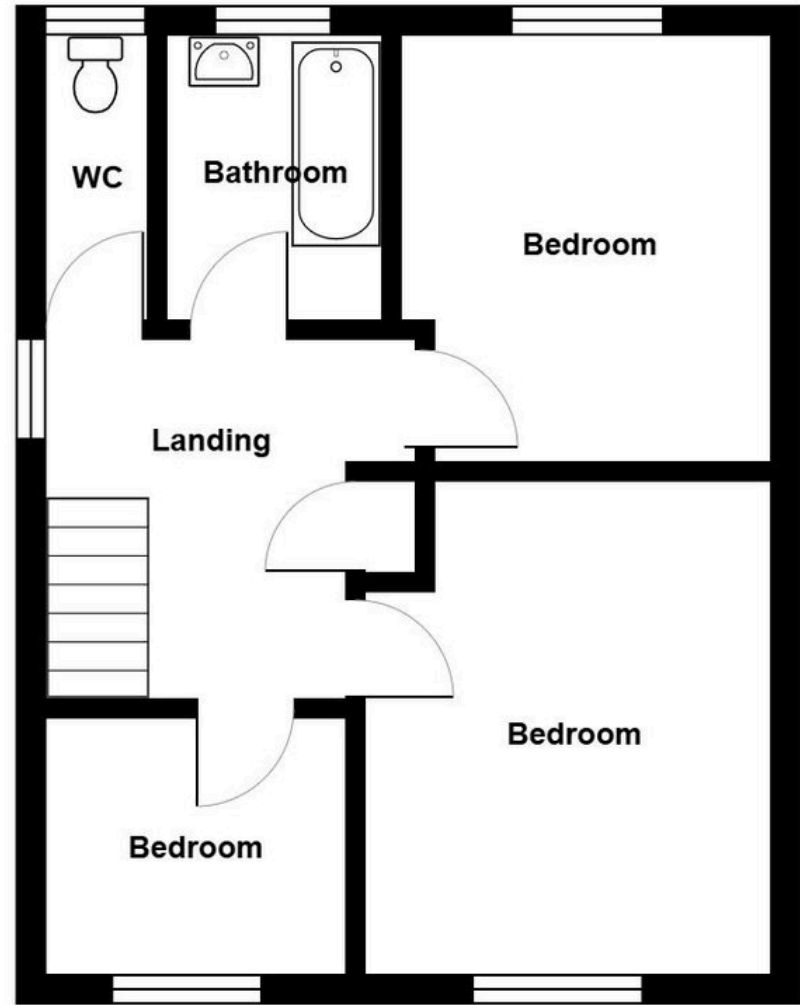
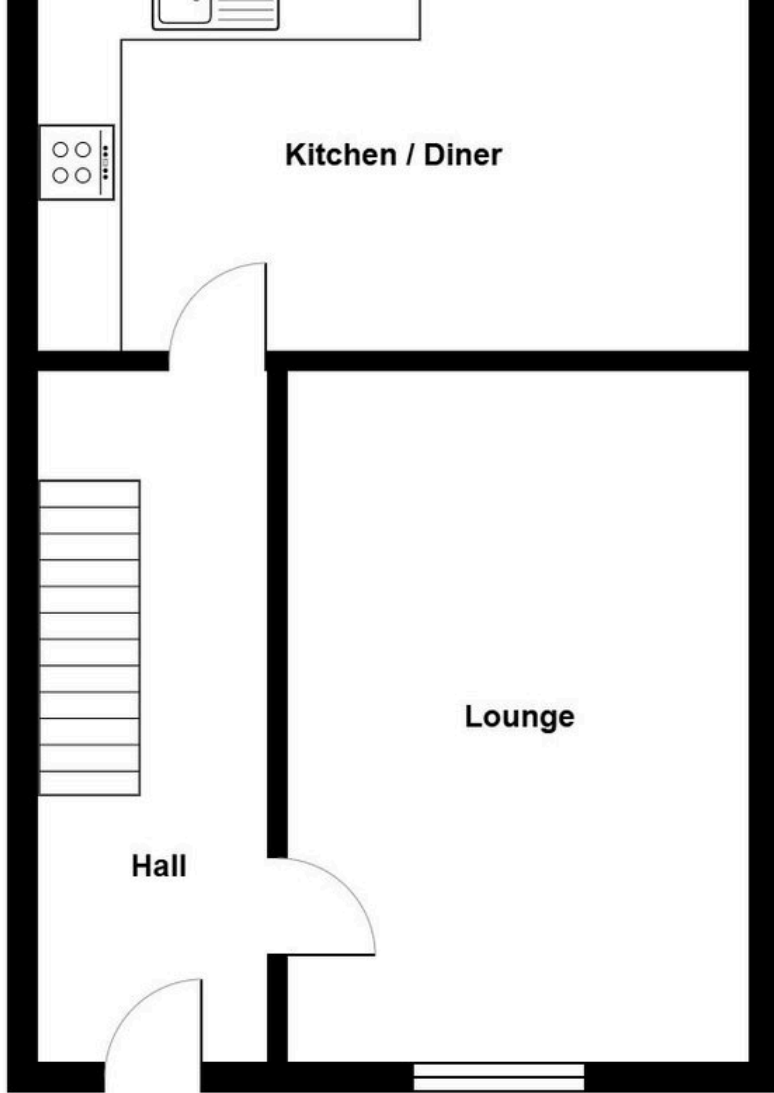
Services

We are advised that mains services are connected.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128