



142 Teglan Park

Offers In Region Of £195,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

142 Teglan Park

A well-presented three-bedroom semi-detached property situated on a popular residential development in the village of Tycroes, conveniently located for ease of access to the M4 motorway. The property would make an ideal first-time purchase or family home. The accommodation briefly comprises an entrance hall, lounge, fitted kitchen/dining room and ground floor shower room, with three bedrooms and a family bathroom to the first floor. The property further benefits from gas-fired central heating and uPVC double glazing throughout. Externally, there is an enclosed rear garden together with a side driveway providing ample off-road parking and offering potential for the construction of a garage, subject to the necessary planning consent.

Tycroes is a popular village offering a good range of local amenities, including a primary school, village shop, post office and GP surgery.



Accommodation:

Entrance Hall

Vertical radiator, stairs to first floor.

Lounge

5.36m x 3.56m (17'7" x 11'8"/10'2")

Double glazed bay window to front, two vertical radiators, electric fire in surround.





Kitchen/Diner

5.51m x 3.02m (18'1" x 9'11")

Two double glazed windows to rear, double glazed panelled door to rear, vertical radiator, Kitchen fitted with a range of wall & base units, integrated fridge/freezer, Neff eye-level oven & grill, halogen hob with extractor fan over, sink & draining board, plumbing for washing machine.

Shower Room

WC, mains shower in enclosure. Please note there is no radiator.

First Floor Landing

Double glazed window to side, access to loft, cupboard housing gas boiler providing

central heating & hot water



Bedroom One

3.91m x 2.44m (12'10" x 8'0" (to fitted wardrobes))

Double glazed window to front, radiator, fitted wardrobes with sliding doors.

Bedroom Two

3.15m x 3.1m (10'4" x 10'2")

Double glazed window to rear, radiator.

Bedroom Three

2.34m x 2.11m (7'8" x 6'11")

Double glazed window to front, radiator.



Bathroom

2.31m x 1.68m (7'7" x 5'6")

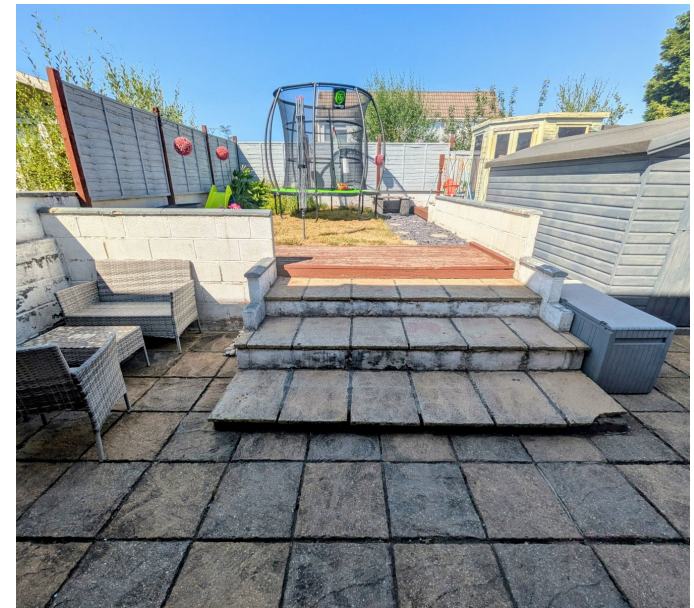
Double glazed window to rear, heated towel rail, suite comprising panelled bath with mains shower over, WC & sink in vanity cupboard, part tiled walls.

Externally

Side driveway providing ample parking with potential to build a garage (subject to the necessary consents), enclosed rear garden comprising paved patio area, steps up to a lawned area, timber storage shed.

Services

We are advised that mains services are connected.



Tenure

Freehold

Council Tax

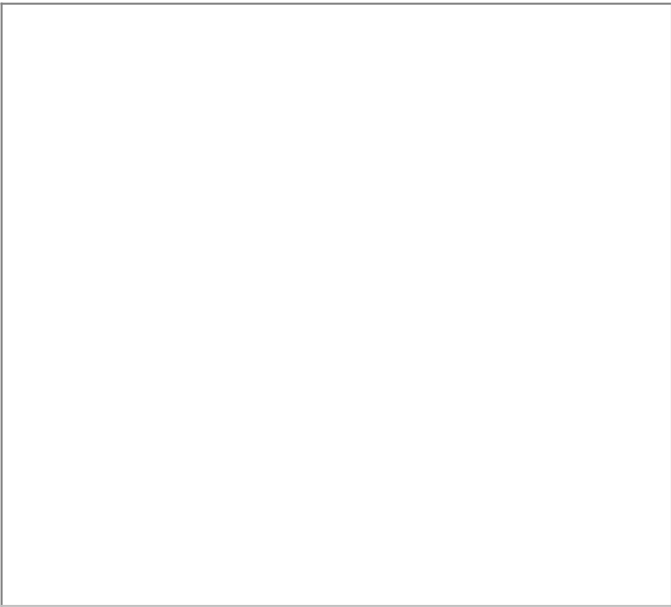
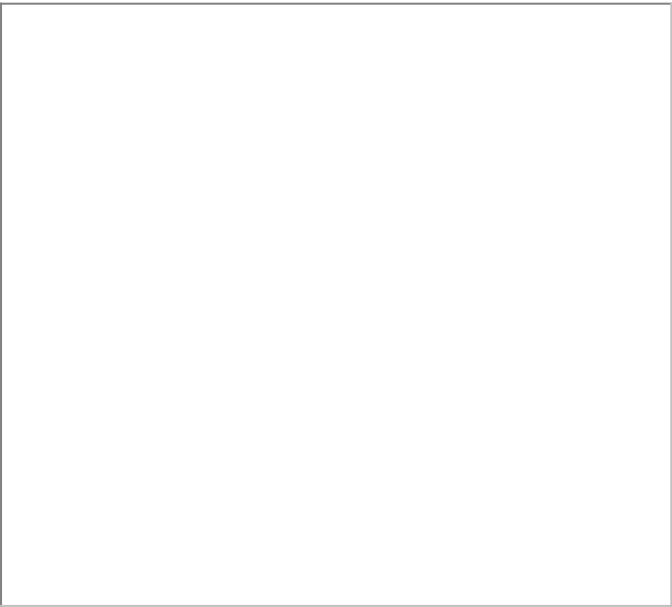
Band B

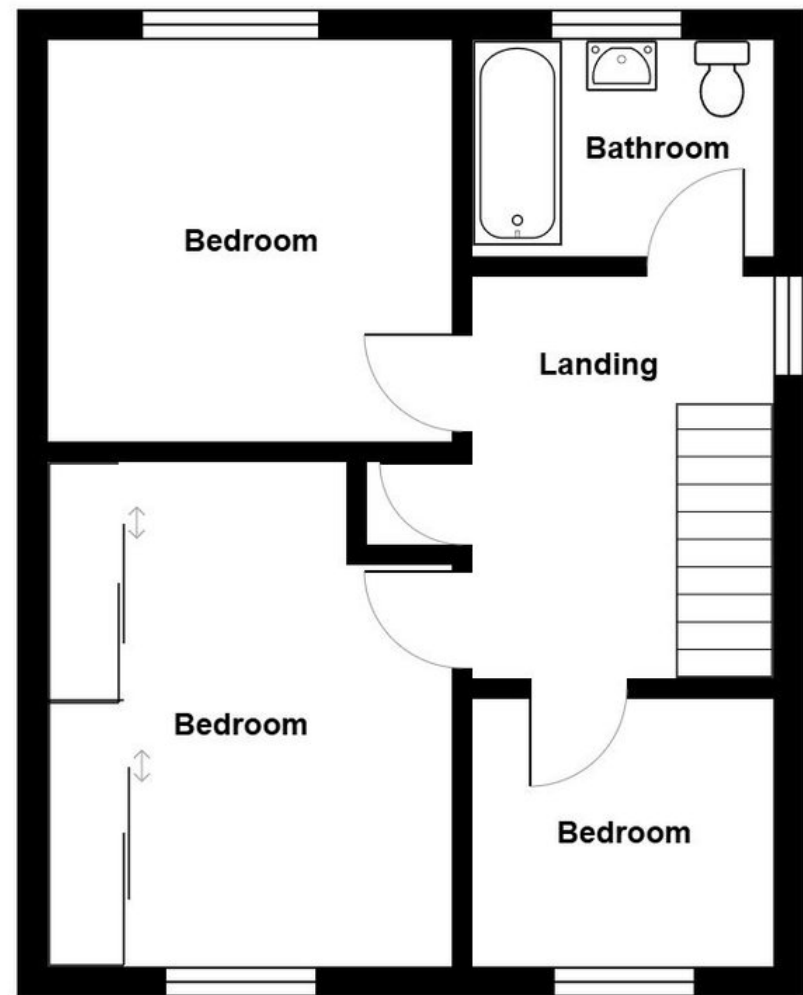
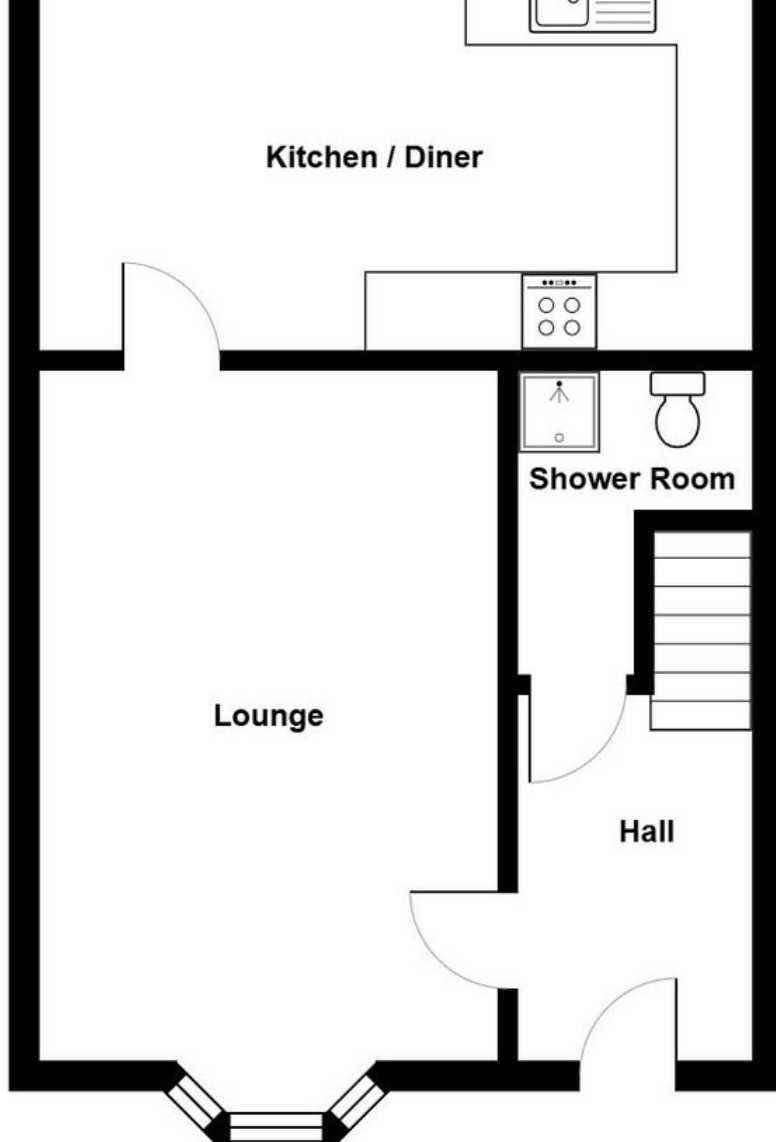
Broadband Speed/Mobile Phone Coverage

We are advised that super fast broadband and mobile phone coverage is available in the area.

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