Anna Ashton
ESTATE AGENTS









8 Teglan Park, Tycroes, Ammanford, SA18 3PE

Offers in the region of £195,000

- Semi detached house set on a corner plot
- Gas central heating
- Off road parking
- Front, side and rear gardens
- 3 bedrooms
- uPVC double glazing
- Attached garage

Ground Floor
uPVC double glazed entrance door to

Porch
4'0" x 3'0" (1.23 x 0.93)
with uPVC double glazed window to side. Door to

Lounge
22'2" x 8'4" inc to 10'1" (6.78 x 2.55 inc to 3.09)




with brick feature fireplace, stairs to first floor, 2 radiators, textured ceiling and uPVC double glazed window to front and rear.

Kitchen
8'11" x 9'4" (2.72 x 2.85)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, electric cooker point, plumbing for automatic washing machine, part tiled walls, tiled floor, textured ceiling and uPVC double glazed window to rear.

First Floor

Landing
with hatch to roof space, textured ceiling and uPVC double glazed window to side.

Bedroom 1
12'8" x 8'8" (3.87 x 2.66)



with radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2
9'6" x 9'2" (2.92 x 2.81)



with radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 3
9'3" x 8'8" (2.82 x 2.66)



with radiator, textured ceiling and uPVC double glazed window to rear.

Bathroom
5'10" x 9'2" (1.78 x 2.80)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, store cupboard with wall mounted boiler providing domestic hot water and central heating, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

Outside





with off road parking to front leading to attached garage with electric up and over door, front and side lawned garden with mature shrubs and trees leading to rear garden with paved patio areas, timber shed and greenhouse.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: Vodafone: 80% EE: 74% 3: 77% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects
Rights and Easements:
Restrictions:

Council Tax
Band B

NOTE
All internal photographs are taken with a wide angle lens.

Directions

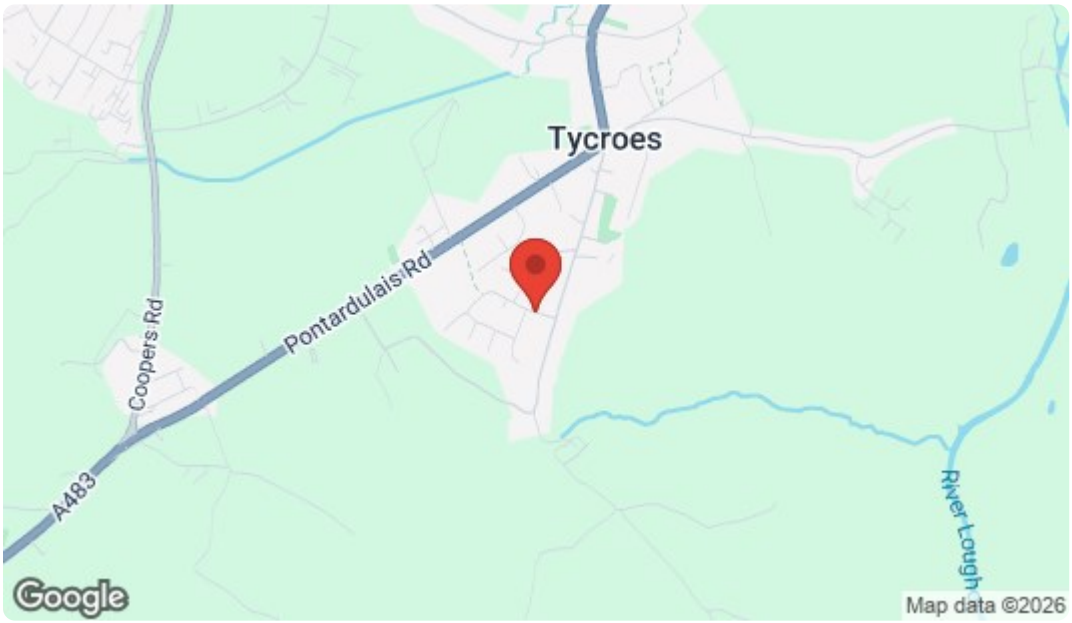
GROUND FLOOR

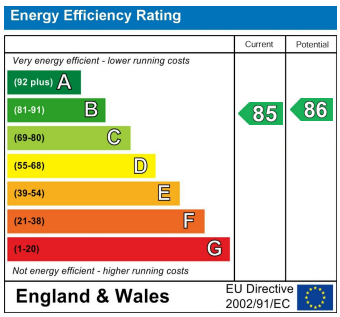
1ST FLOOR



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