



145 Teglan Park, Tycroes, Ammanford, SA18 3RA

Offers in the region of £170,000

A semi detached house set in a quiet cul-de-sac in the village of Tycroes, within easy access of Ammanford town centre and the M4 motorway. Local amenities including school, doctors surgery and shops are within 1 mile. Accommodation comprises entrance hall, lounge, dining room, kitchen, 3 bedroom, WC and bathroom. the property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

with uPVC double glazed entrance door to

Entrance hall

with stairs to first floor, radiator, under the stairs cupboard and textured ceiling

Lounge

17'6" x 11'6" (5.35 x 3.52)



with electric fireplace, radiator, textured and coved ceiling and uPVC double glazed window to front

Dining Room

10'0" x 7'7" (3.07 x 2.33)



with radiator, coved ceiling and uPVC double glazed window to rear

Kitchen

10'0" x 9'11" (3.05 x 3.04)



with base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, plumbing for automatic washing machine, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear

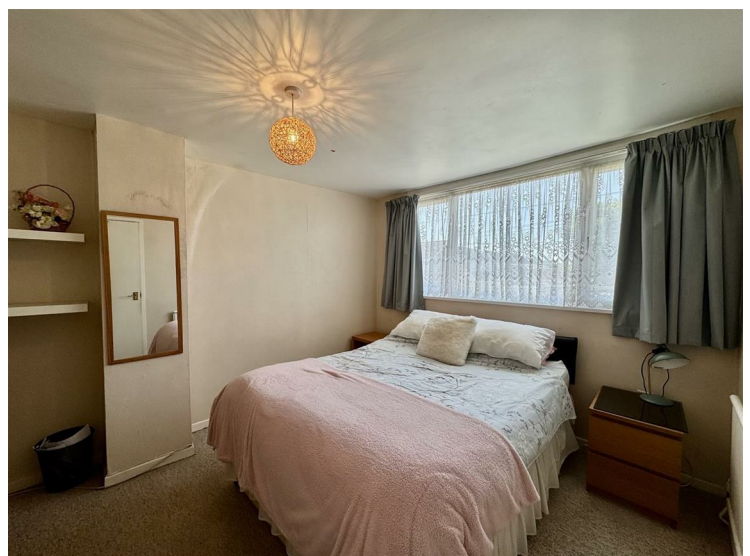
First Floor

Landing

with hatch to roof space, airing cupboard, textured ceiling and uPVC double glazed window to side

Bedroom 1

12'11" x 10'2" (3.95 x 3.10)



with radiator and uPVC double glazed window to front

Bedroom 2

10'4" x 9'8" (3.16 x 2.96)



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

WC

5'7" x 2'7" (1.71 x 0.81)



with low level flush WC, textured ceiling and window to rear

Bedroom 3

6'10" x 7'6" (2.1 x 2.31)



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

Bathroom

5'5" x 5'0" (1.67 x 1.54)



with pedestal wash hand basin, panelled bath with mixer taps and electric shower, part tiled walls, heated towel rail, textured ceiling and uPVC double glazed window to rear

Outside

with lawned area to front, paved area for parking to side, side access leading to rear garden with lawned area and paved area

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%, Three

77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low

risk- Flooding from surface water and small

watercourses- Low risk

Rights and Easements:

Restrictions:

Council Tax

Band B

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, turn the first left, then turn the

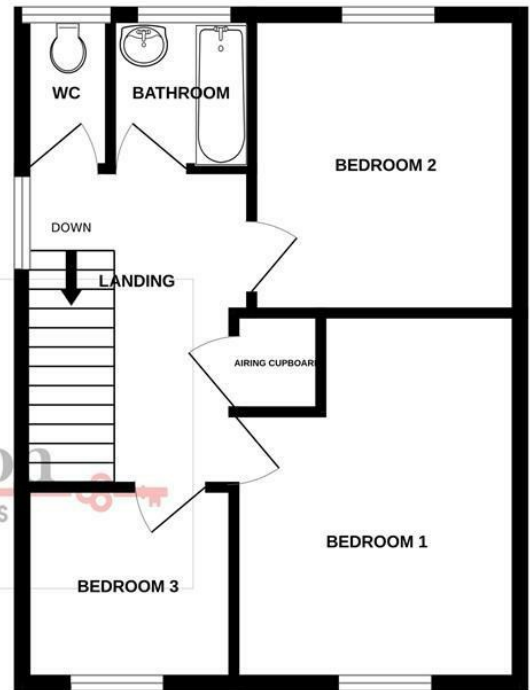
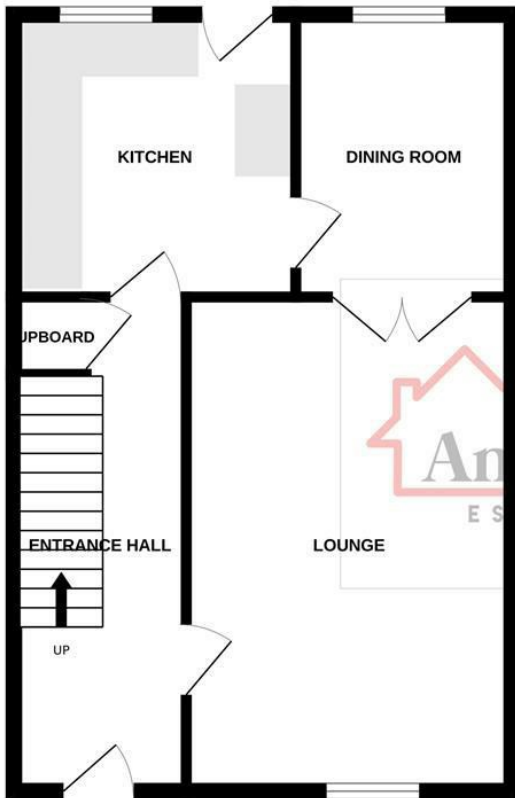
first right and the property can be found on

the right hand side identified for our For

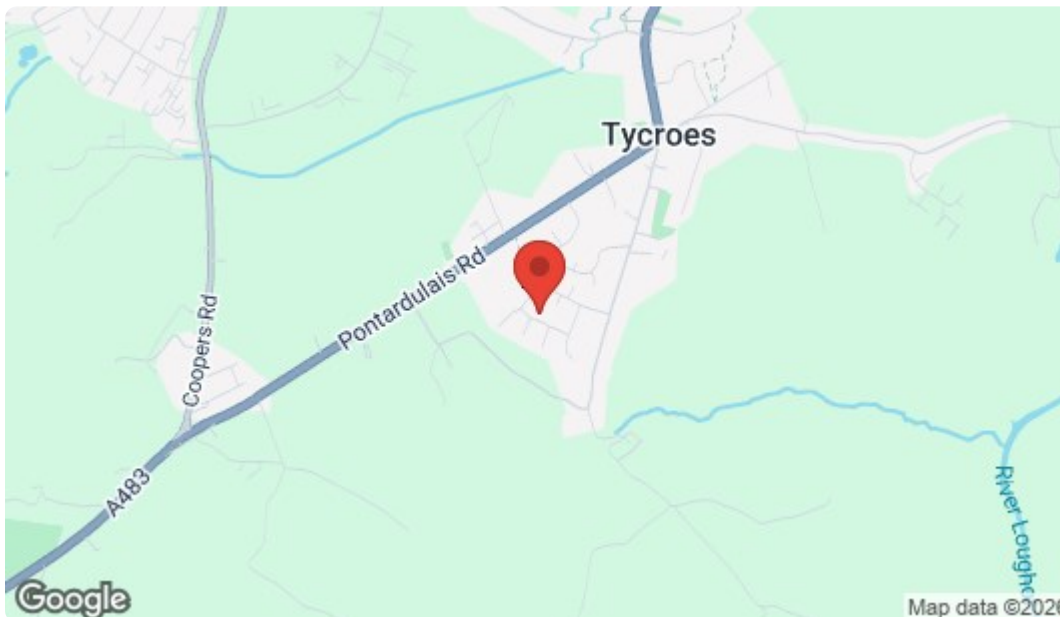
Sale board.

GROUND FLOOR

1ST 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	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.