



House - Semi-Detached (EPC Rating:) Freehold

TEGLAN PARK, AMMANFORD, SA18 3PD

Offers In The Region Of

£185,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Semi Detached House located within the small village of Tycroes offering local amenities of mini supermarket, pharmacy, chip shop etc with local primary school and good transport links to the M4 Motorway approximately 3.5 miles away, with further shopping and leisure facilities located in Ammanford Town Centre just 2 miles away. The accommodation comprises, entrance porch, "L" shaped Lounge, dining room and kitchen on the ground floor with 3 bedrooms and shower room located on the first floor. Externally there is a short driveway at the front with level enclosed garden to the rear. The property benefits from Gas Central Heating 7 uPVC Double Glazing. The property is in need of modernisation.

Council Tax Band- B. Freehold. EPC- TBC. NO ONWARD CHAIN

Ground Floor

With front entrance door leading into...

Entrance Porch

"L" Shaped Lounge

5.00 (red to 4.00) x 5.5 (16'4" (red to 13'1") x 18'0")
With stone surround fireplace with inset electric fire, radiator, textured and coved ceiling, stairs to first floor, two windows to the front and archway leading into...

Dining Room

2.7 x 2.5 (8'10" x 8'2")
With radiator, textured and coved ceiling and French Doors leading to rear garden area.

Kitchen

2.6 x 2.8 (8'6" x 9'2")
With a small range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, radiator, textured and coved ceiling, part tiled walls, window to the rear and door leading to the side of the property.

First Floor

Landing Area

With window to the side of the property and hatch to roof space.

Bedroom 1

3.8 x 2.8 (12'5" x 9'2")
With radiator, textured and coved ceiling and window to the front of the property.

Bedroom 2

2.7 x 2.8 (8'10" x 9'2")
With radiator, textured and coved ceiling and window to the rear of the property.

Bedroom 3

3.0 x 2.7 (9'10" x 8'10")
With radiator, textured and coved ceiling and window to the front of the property.

Bathroom

1.7 x 2.6 (5'6" x 8'6")
With low level flush WC, pedestal wash hand basin, walk-in shower cubicle, radiator, "Respatex" walls, cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

External

Front: With driveway offering off road parking for 2 vehicles, side pedestrian access leading gated entry to the rear of the property.

Rear: With paved patio area, small lawned area all fully enclosed.

Council Tax

- Band B

Services

Mains gas, electricity, water and drainage.

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.



VIEWINGS

By appointment with the selling agent on 01269 597949
or email ammanford@thomasandthomas-property.co.uk

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Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

