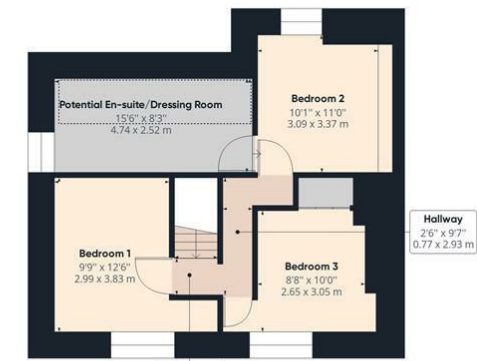


Floor 1



Floor 2



Approximate total area⁽¹⁾
1241.93 ft²
115.38 m²

Reduced headroom
58.22 ft²
5.41 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

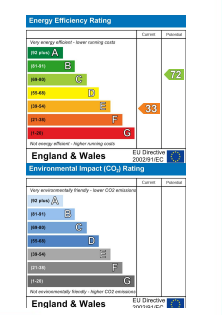
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



77 Saron Road, Saron, Ammanford, Carmarthenshire, SA18 3LH

- Detached House
- Two Reception Rooms
- Driveway & Outbuilding
- Oil Central Heating & Log-burner In Lounge
- EPC RATING F
- Offers Around £169,950
- Three Bedrooms
- Downstairs Bathroom
- Requires General Uplift
- Village Location



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

We would respectfully ask you to call our office before you view this property internally or externally.

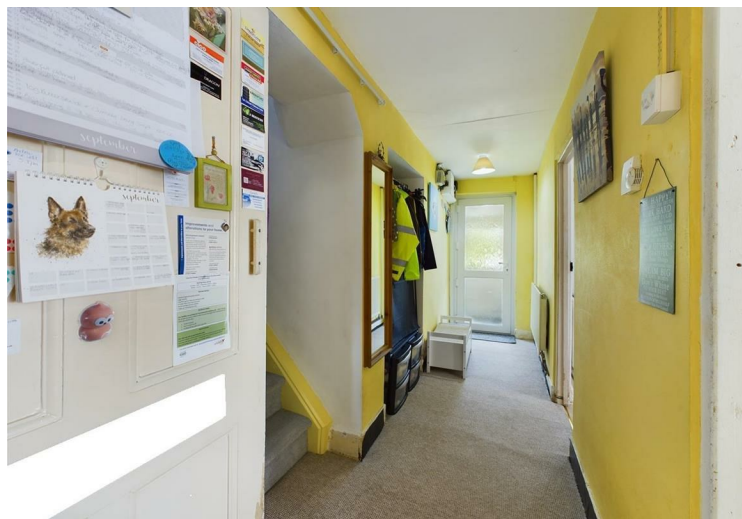
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

TAKE ON AJS/SC/0923/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated in the DESIRABLE LOCATION of Saron, not far from Ammanford or to pick up links for the M4 corridor we have for sale this DETACHED UNIQUE, three-bedroom property looking for its next new owner. Requiring some TLC throughout but nothing major this property retains many ORIGINAL FEATURES from the beamed ceiling, deep window sills, and bare stone-faced walls. An added BONUS is an untouched room off one of the bedrooms which could make a DRESSING ROOM or even an ENSUITE. Viewing is a MUST to APPRECIATE what CHARM & UNIQUENESS this property has to offer behind the door.! Come & see! EPC RATING F.

Accommodation comprises : Storm porch, hallway, bathroom, kitchen, lounge, sitting room, inner hallway, utility room, three bedrooms and a room untouched waiting to be used how you want to. Externally, the property has gated pedestrian access and also vehicle access into the rear low-maintenance garden. A driveway offers ample parking for an array of vehicles and a smaller 'wild' garden which attracts butterflies and birds as well as an outbuilding.

The village of Saron is a short distance from Capel Hendre, which has its own Post Office/Stores, places of Worship and Public house. It is approximately 3 miles from the town of Ammanford which provides a good range of amenities together with rail link on the 'Heart of Wales' line.



STORM PORCH

HALLWAY

BATHROOM
10'2" x 5'7" (3.10 x 1.72)

INNER HALLWAY

KITCHEN
9'8" (max)0'0" x 10'3" (max) (2.95 (max)0 x 3.13 (max))

LOUNGE
10'5" (max) x 12'5" (max) (3.20 (max) x 3.81 (max))

SITTING ROOM
13'3" (max) x 12'7" (max) (4.06 (max) x 3.86 (max))

REAR HALLWAY

UTILITY AREA
7'8" (max) x 8'1" (max) (2.35 (max) x 2.47 (max))

FIRST FLOOR-LANDING

BEDROOM 1
9'9" (max) x 12'6" (max) (2.99 (max) x 3.83 (max))

INNER HALLWAY

BEDROOM 3
8'8" x 10'0" (max) (2.65 x 3.05 (max))

BEDROOM 2
10'1" x 11'0" (3.09 x 3.37)

POTENTIAL DRESSING ROOM/ENSUITE
15'6" x 8'3" (4.74 x 2.52)



DIRECTIONS

From our Ammanford office, turn left onto "Baptist Lane" then right at the junction. Take the third turning off on the roundabout and at the next roundabout take the second turning off for "Tir Y Dail Lane". Follow the road and turn left at the sign for the Train Station and CCTA. Follow this road along and onto "Dyffryn Road", follow this along onto "Saron Road". The property will be situated on your left just before the local primary school, number 77.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.