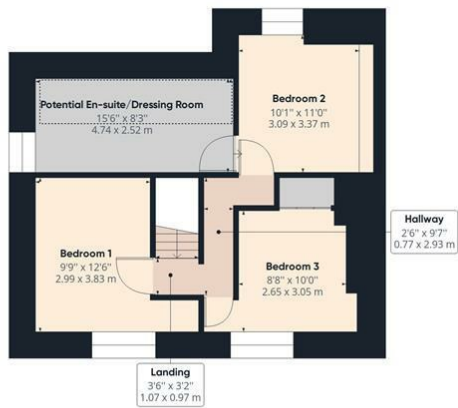


Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1241.93 ft<sup>2</sup>  
115.38 m<sup>2</sup>

**Reduced headroom**

58.22 ft<sup>2</sup>  
5.41 m<sup>2</sup>

(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

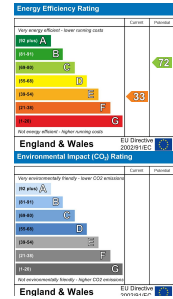


## 77 Saron Road, Saron, Ammanford, Carmarthenshire, SA18 3LH

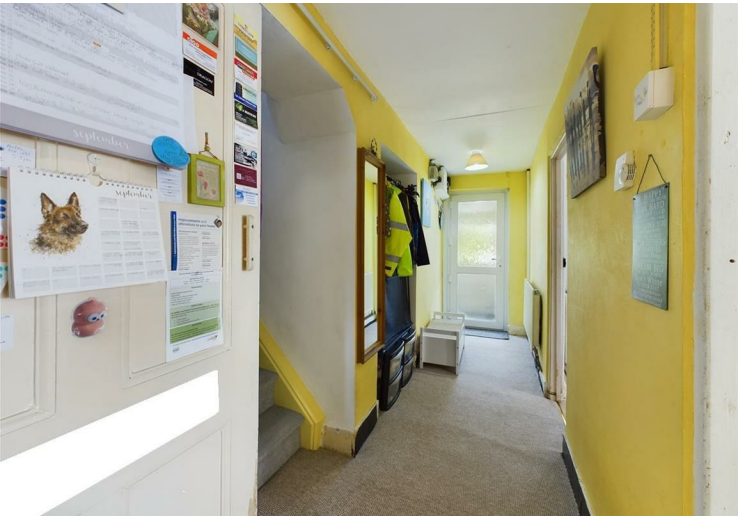
- Detached House
- Two Reception Rooms
- Driveway & Outbuilding
- Oil Central Heating & Log-burner In Lounge
- EPC RATING F
- Three Bedrooms
- Downstairs Bathroom
- Requires General Uplift
- Village Location

**Offers Around £169,950**

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 it's 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" (max0'0" x 10'3" (max) (2.95 (max0 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/EN-SUITE**

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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.