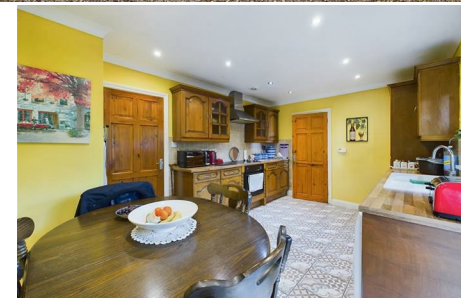


Approximate total area<sup>(1)</sup>  
1440.46 ft<sup>2</sup>  
133.82 m<sup>2</sup>

(1) Excluding balconies and terraces

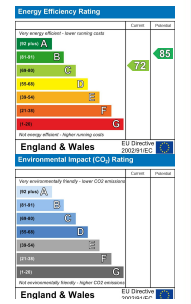
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**167 Saron Road, Saron, Ammanford, Carmarthenshire, SA18 3LN**

- Detached Traditional Bungalow
- Three Double Bedrooms
- Kitchen/Diner & Separate Dining Area
- Driveway & Garage
- Nicely Presented
- Two Reception Rooms
- Family Bathroom & En-suite Shower Room
- Front & Rear Gardens
- Village Location With Bus Routes
- EPC RATING C. COUNCIL TAX BAND E.



**£279,000**

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 'E'

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

TAKE ON JHL/SC/1023/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



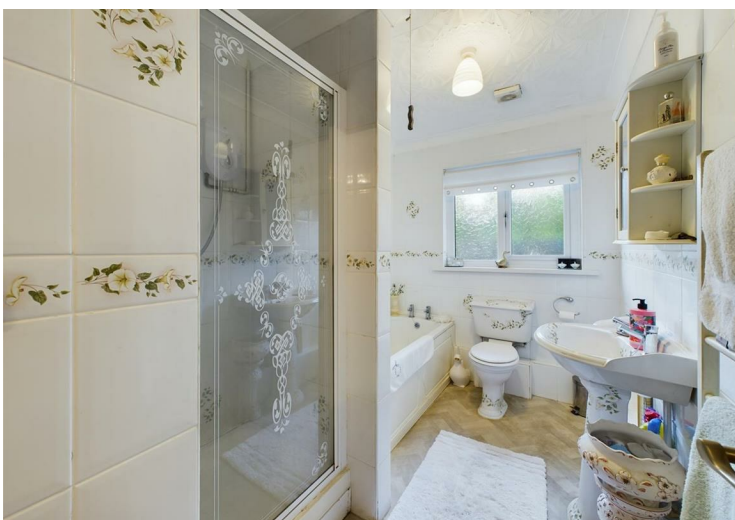




Situated in the quiet village of Saron, west of Ammanford, we have for sale this three-bedroom, detached bungalow ready to welcome you all! Offering a spacious lounge that flows into a dining room sunroom with a vaulted beamed ceiling and log burner, along with three double bedrooms, the master has an en-suite shower room. Perfectly positioned on an enclosed plot that offers gardens to the front and rear with a driveway leading to a spacious garage and just outside the property conveniently placed close to the local bus stops. EPC RATING C.

Accommodation comprises a Hallway, storage cupboard, lounge leading into a dining area, sunroom with log-burner, kitchen/diner, family bathroom, three double bedrooms-master with en-suite shower room. Externally, it is a spacious plot with ample parking, a garage, lawned gardens and a patio to the side.

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 a rail link on the 'Heart of Wales' line.



**..AGENTS VIEWING NOTES**

**HALLWAY**

**LOUNGE**

18'0" x 11'7" (5.51 x 3.55 )

**DINING ROOM**

9'6" x 10'5" (2.90 x 3.20 )

**KITCHEN/DINER**

14'11" (max) x 10'4" (max) (4.56 (max) x 3.15 (max))

**SUNROOM**

10'9" (max) x 18'2" (max) (3.28 (max) x 5.55 (max))

**FAMILY BATHROOM**

6'4" (max) x 10'4" (max) (1.94 (max) x 3.15 (max))

**BEDROOM 1**

10'5" (max) x 9'5" (max) (3.18 (max) x 2.88 (max))

**EN-SUITE SHOWER ROOM**

3'6" x 6'1" (1.07 x 1.87 )

**BEDROOM 2**

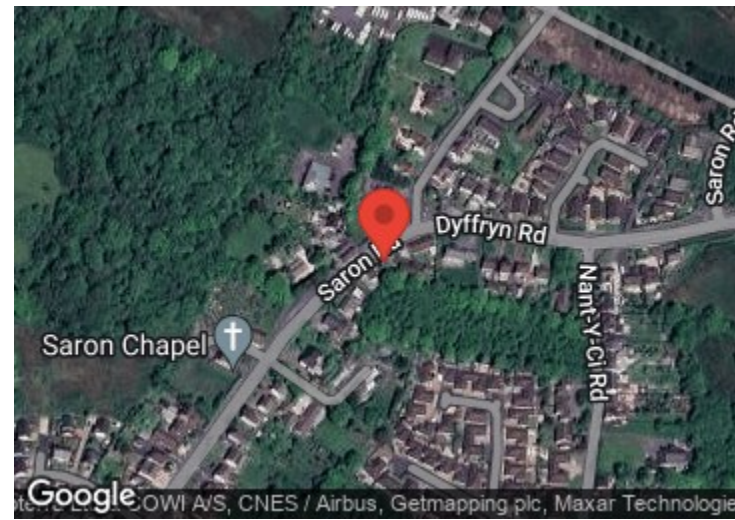
10'11" x 10'3" (3.34 x 3.14 )

**BEDROOM 3**

11'5" x 7'2" (3.49 x 2.19 )

**GARAGE**

21'7" x 11'7" (6.60 x 3.55 )



**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 with a bus-stop situated outside, number 167.

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