

NEW
INSTRUCTION



56 Saron Road, Saron SA18 3LG

Offers in the region of £150,000

EER

Renovation Project

Potential To Extend(stpp)

Potential Building Plot (stpp)

3 Bedrooms & Box Room

Large Gardens

Driveway & Garage

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HC/WJ/84465/270921

DESCRIPTION

A renovation project which offers potential to extend and improve also the side garden offers a potential building plot (stpp). The property offers three bedrooms and a box room with the bathroom located on the ground floor. There is oil fired central heating to the property. Externally large gardens to the rear and side, driveway and single garage.

The village of Saron is conveniently situated to the M4 motorway & A48 dual carriageway with out of town retailers located at Cross Hands. The main shopping and leisure facilities are located at Ammanford town centre.

ENTRANCE HALLWAY

Entered via door to front, double panelled radiator, stairs to first floor.

LOUNGE/DINING ROOM

22'6 x 9'10/10'7 (6.86m x 3.00m)

Double glazed window to front, 2 double panelled radiators, traditional tiled fireplace.

BATHROOM

Double glazed window to side, double panelled radiator, panelled bath with shower over, wash hand basin, built-in storage cupboard.

SEPARATE WC

WC, double glazed window to side.

KITCHEN

17'11 x 8';0 (5.46m x 2.44m)

Double glazed window to side, 2 double glazed windows to rear, fitted with wall and base units with worktop over, oil fired boiler servicing the domestic hot water and central heating system with the exception of one room, double panelled radiator, internal window to lounge.

FIRST FLOOR LANDING

Doors to;

BEDROOM 1

11'4 x 10'4 (3.45m x 3.15m)

Double glazed window to front, double panelled radiator.

BEDROOM 2

11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to rear, double panelled radiator.

BEDROOM 3

8'1 x 7'10 (2.46m x 2.39m)

Double glazed window to rear, double panelled radiator, built-in cupboard.

BOX ROOM

Double glazed window to front.

EXTERNALLY

A low maintenance enclosed frontage. A side driveway provides ample parking and leading to the **SINGLE GARAGE** with up and over door. Side pedestrian access leads to a large rear garden which is mainly laid to lawn with mature trees and shrubs. The property offers potential to extend subject to the necessary planning consent and the

garden offers a potential building plot subject to planning permission.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford Office, proceed towards Llandybie along College Street and take the third left-hand turning onto Station Road and second right-hand turning passing the CCTA College on the left-hand side. Proceed along Dyffryn Road onto Saron Road. Continue to the end of this road whereby the property will be located on the right-hand side as identified by the John Francis For Sale board.