



Saron Road, Saron, Ammanford, SA18 3LN

Offers In Region Of £270,000



Calow Evans  
Estate Agents

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## Saron Road, Saron, Ammanford, SA18 3LN

This spacious three-bedroom detached bungalow is situated in the desirable village of Saron. The property features a sunroom at the rear, which includes a log burner, in addition to two further reception rooms, three well-proportioned double bedrooms, and an en-suite bathroom. It is equipped with oil-fired central heating and double glazing throughout. Externally, the property provides secure and ample off-road parking, detached garage along with a relatively private and level rear garden.

The village of Saron enjoys a favorable location with convenient access to the M4 motorway via junction 49 at Pont Abraham, as well as proximity to out-of-town retail options available at the Cross Hands business parks. The main shopping facilities are readily accessible in the town centre of Ammanford.







## Accommodation

### Entrance Hall

Laminate flooring, radiator, storage cupboard with shelving.

### Lounge

5.51m x 3.51m (18'1" x 11'6")

Double glazed window to side, radiator, laminate flooring, opening to:









## Dining Room

3.18m x 2.9m (10'5" x 9'6")

Double glazed window to side, radiator.

## Kitchen/Breakfast Room

Double glazed door & window to side, fitted with a range of wall & base units, integrated fridge/freezer, built in electric oven & hob, extractor fan over, sink & draining board unit, plumbing for washing machine, downlighters to ceiling.

## Sun Room

5.54m x 3.25m (18'2" x 10'7")

Double glazed French doors to rear, double glazed windows to rear & side, two radiators, laminate flooring, A framed vaulted ceiling, log burner.

## Bedroom One

4.42m x 2.95m (14'6"/10'6" x 9'8" (to fitted wardrobes))

Double glazed window to front, single panel radiator, fitted wardrobes.

## En-suite

Double glazed window to side, electric shower in enclosure, WC, pedestal wash hand basin. Please note there is no radiator in this room.

## Bedroom Two

3.33m x 3.15m (10'11" x 10'4")

Double glazed window to rear, single panel radiator.

## Bedroom Three

3.53m x 2.18m (11'7" x 7'2")

Double glazed window to side, radiator.

## Bathroom

Double glazed window to side, heated towel rail, suite comprising panelled bath, electric shower in enclosure, WC, pedestal wash hand basin, part tiled walls.

## Externally

Gated entrance to tarmacadam driveway providing ample off road parking, detached garage with up-and-over door, front garden laid to lawn, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, oil tank, external oil boiler.





## **Tenure**

Freehold

## **Council Tax**

Band E

## **Services**

We are advised that mains services are connected. Oil fired central heating.

## **Broadband/Mobile Phone Coverage**

We are advised that super-fast broadband and mobile phone coverage is available in this area.

## **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128