



Bungalow - Dormer Detached (EPC Rating: E) Freehold

**SARON ROAD, SARON, AMMANFORD,  
SA18 3LN**

Offers In The Region Of

**£195,000**

# 2 Bedroom Bungalow - Dormer Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Deceptively Spacious Two Bedroom Detached Bungalow located within the small village of Saron approximately 2 miles from Ammanford Town Centre and just over 3 miles from the out of town business park at Cross Hands and within easy access to the M4 Motorway. The accommodation comprises two reception rooms, kitchen, cloakroom, two bedrooms and bathroom. Externally there is a low maintenance frontage and side driveway leading to integral garage with up and over door, side pedestrian access leading to a good size rear garden mainly laid to lawn. The property benefits from Oil Central Heating and Double Glazing.

Council Tax Band- C. Freehold. EPC - TBC

## Ground Floor

Sliding Doors leading into...

## Entrance Hall

With wooden front door and stained glass side panel, radiator, stairs to first floor and Herringbone style Parquet flooring.

## Reception Room 1

4.22 x 2.9 (13'10" x 9'6")

With double radiator, Herringbone style Parquet flooring and bay window to the front of the property.

## Reception Room 2

4.62 x 4.44 (15'1" x 14'6")

With two radiators, Herringbone Parquet flooring, fully glazed door and window overlooking the rear of the property.

## Kitchen

4.47 x 2.67 (14'7" x 8'9")

With a range of base and wall units, single bowl sink unit with mixer taps, ceramic hob, electric oven, part tiled walls, tiled floor, tongue and groove ceiling, two radiators and window to the rear of the property.

## Rear Hall

With radiator, tiled floor and stable style door leading to the rear of the property.

## Cloakroom

With low level flush WC and window to the side of the property.

## First Floor

Landing area with access to roof space.

## Bedroom 1

4.95 x 3.38 (16'2" x 11'1")

With radiator, walk-in wardrobe and window to the front of the property.

## Bedroom 2

5.00 x 2.95 (16'4" x 9'8")

With radiator, walk-in wardrobe, airing cupboard housing hot water tank and window to the front of the property.

## Bathroom

2.84 x 1.73 (9'3" x 5'8")

With low level flush WC, pedestal wash hand basin, panelled bath, fully tiled walls, vertical radiator and window to the rear of the property.

## Externally

With a low maintenance frontage, side driveway leading to garage with up and over door housing the oil boiler providing domestic hot water and central heating, side pedestrian access leads to a generous size rear garden mainly laid to lawn with storage shed.

## Services

Mains electricity, water and drainage. Oil Tank.

## Council Tax

- Band C

## TENURE

Freehold

## NOTE

All photographs have been taken with a wide angle lens.





Any appliances and services listed on these details have not been tested.

### **VIEWINGS**

By appointment with the selling agent on 01269 597949 or email [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **SOCIAL MEDIA**

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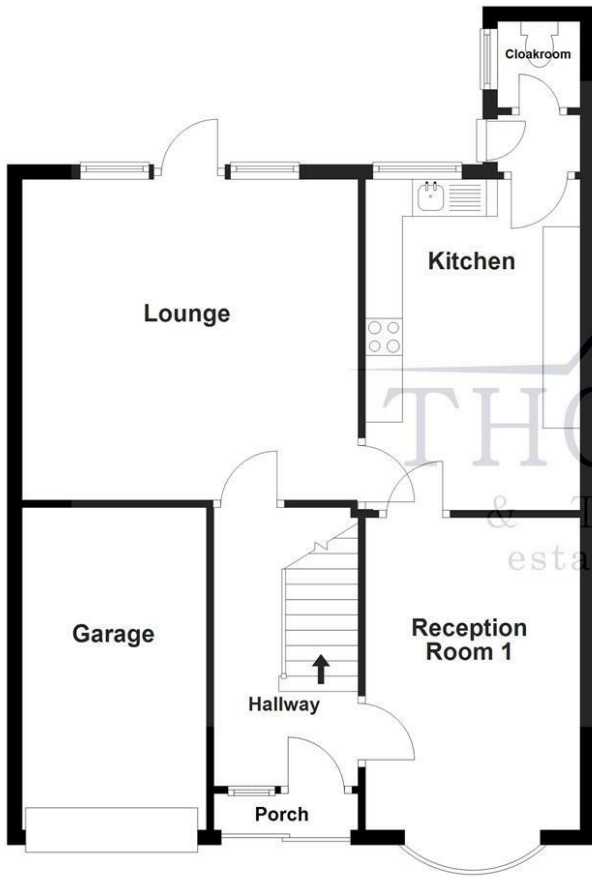
### **Directions**

Leave Ammanford on College Street, turn third left into Station Road then second right, proceed over the level crossing and up the hill towards Saron just after the turning to Parc y Mynydd, the property can be found on the right hand side, identified by our for sale board.



**THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB**

## Ground Floor



## First Floor



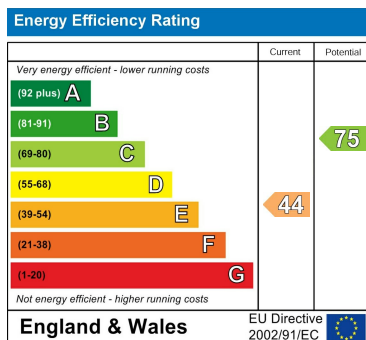
Council Tax Band

Call us on

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

## Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.