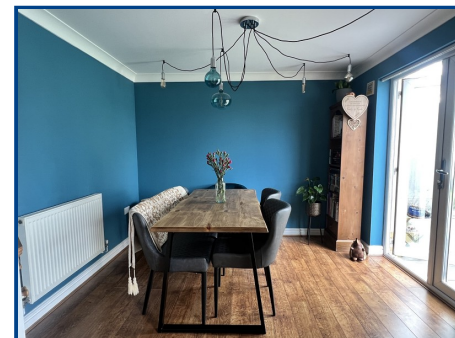
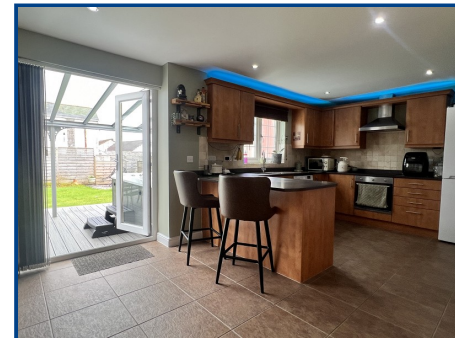




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Ochr Y Maes, Maes Yr Ysgol
Saron
Ammanford
Carmarthenshire
SA18 3BJ**

Price **£340,000**



- Four Bedroom detached family home
- Living Room, dining room & kitchen/diner
- WC, family bathroom & en-suite
- Oil fired central heating
- Upvc glazing
- Rear garden
- Driveway for ample parking
- Garage

General Description

We have the pleasure of offering for sale this 4 double bedroom detached family home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Maes Yr Ysgol, Saron, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this 4 double bedroom detached family home in the village of Saron, close to local amenities including primary school, post office and 2 1/2 miles from Ammanford town centre with further amenities including banking, high street shops, restaurants, public houses, secondary school, bus station, train station. The property is approximately 5 miles from Pontabraham junction for the M4.

The accommodation briefly comprises hallway, WC, lounge, kitchen/diner, dining room, landing, family bathroom and four bedrooms, one with an en-suite.

The property benefits from oil fired central heating, Upvc glazing, driveway for ample parking, rear garden and a garage.

Upvc glazed door to

Hallway

Coved ceiling, radiator, laminate flooring, stairs to first floor, hard wired smoke alarm.

W.C. (5' 7" x 3' 0") or (1.69m x 0.92m)

Upvc glazed window to front, radiator, laminate flooring, close coupled WC, wash hand basin.

Lounge (13' 11" x 10' 6") or (4.24m x 3.19m)

Upvc glazed window to front, coved ceiling, radiator, electric fire with mantle surround, telephone point, TV point.

Kitchen/Diner

Upvc glazed patio doors to rear, upvc glazed window to rear, six down lights, radiator, tiled floor, fitted wall and base units, work surface, breakfast bar, plumbing for automatic washing machine, tiled splash back, 1 1/2 bowl sink unit, oven, electric hob with extractor fan over, under stair storage, integral door to garage.

Dining Room (9' 11" x 9' 3") or (3.03m x 2.82m)

Upvc glazed patio doors to rear, coved ceiling, radiator, laminate flooring.

Landing

Upvc glazed window to front, radiator, airing cupboard housing hot water tank and slatted shelving, hatch to roof space, PV unit, hard wired smoke alarm.

Bedroom 3 (13' 0" x 9' 9") or (3.97m x 2.98m)

Upvc glazed window to front, radiator, laminate flooring.

Family Bathroom (8' 2" x 6' 2") or (2.49m x 1.89m)

Upvc glazed window to rear, towel radiator, Respatex walls and ceiling, five down lights, wash hand basin in unit, WC, bath with shower over, extractor fan.

Maes Yr Ysgol, Saron, Ammanford, Carmarthenshire.

Bedroom 4 (9' 7" x 9' 3") or (2.91m x 2.82m)

Upvc glazed window to rear, radiator, built in storage.

Bedroom 1 (10' 5" x 9' 0") or (3.18m x 2.74m)

Upvc glazed window to front and side, radiator, built in storage.

En Suite (6' 4" x 4' 9") or (1.94m x 1.46m)

Upvc glazed window to side, towel radiator, Respatex walls and ceiling, wash hand basin, WC, shower cubicle, extractor fan.

Bedroom 2 (10' 9" x 9' 10") or (3.27m x 2.99m)

Upvc glazed window to front, radiator, laminate flooring, TV point.

Garage (17' 1" x 9' 9") or (5.20m x 2.98m)

Up and over door to front, Worcester oil fired boiler controlling domestic hot water and central heating, electricity.

Outside

Driveway to front for off road parking to front, surrounded by lawned area with mature trees and shrubs.

Side pedestrian access.

Storage shed to side.

Sheltered composite decking to rear, housing a hot tub which leads on to a lawned rear garden and a gravelled sitting area.

Oil Tank.

Agents Note

The vendors have made us aware that road leading to the property is unadopted.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on College street turning left into Station Road and right into Dyffryn Road, continue along Dyffryn Road into Saron Road and the property can be found on your immediate left when entering the estate.

