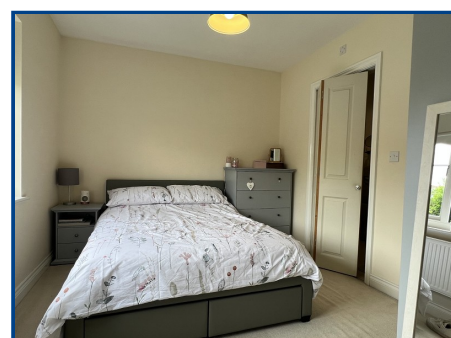
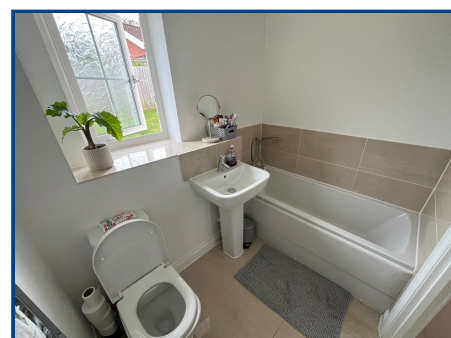
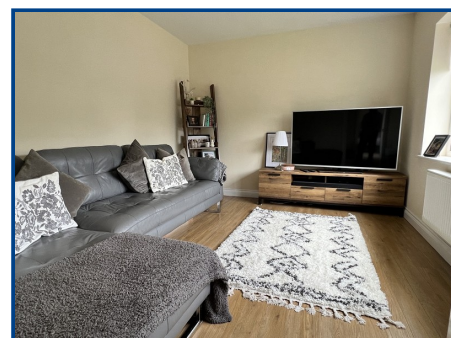


**2 Parc Y Mynydd  
Saron  
Ammanford.  
SA18 3LP**

Price **£225,000**



- Two bedroom semi detached bungalow
- Lounge
- Kitchen
- Bathroom, en suite
- Upvc glazing
- Front & rear gardens
- Driveway for parking
- Ground source heat pump



## General Description

We have the pleasure of offering for sale this two bedroom semi detached bungalow 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.

**EPC Rating: B82**

## Parc Y Mynydd, Saron, Ammanford.

### Property Description

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The accommodation briefly comprises hallway, lounge, kitchen, bathroom and two bedrooms, one with an en-suite.

The property benefits from a ground source heat pump for central heating, upvc glazing, driveway for ample parking, front & rear gardens.

### Upvc glazed door to

### Hallway

Radiator, hatch to roof space, airing cupboard housing hot water tank.

### Lounge (12' 4" x 10' 2") or (3.76m x 3.11m)

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

### Kitchen (11' 9" x 9' 9") or (3.58m x 2.96m)

Upvc glazed door and window to rear, radiator, six down lights, fitted wall and base units, work surface, Bosch electric oven and hob with extractor fan over, 1 1/2 bowl stainless steel sink unit with mixer tap, splash back, extractor fan, hard wired smoke alarm.

### Bathroom (7' 1" x 5' 6") or (2.17m x 1.67m)

Upvc glazed window to rear, towel radiator, four down lights, part tiled walls, tiled floor, pedestal wash hand basin, close coupled WC, bath with shower attachment, extractor fan.

### Bedroom 2 (12' 4" x 10' 8" Max) or (3.76m x 3.24m Max)

Upvc glazed window to rear, radiator.

### Bedroom 1 (10' 10" x 9' 3") or (3.30m x 2.82m)

Upvc glazed window to front, radiator.

### En Suite (8' 6" x 3' 9") or (2.59m x 1.15m)

Towel radiator, two down lights, tiled floor, pedestal wash hand basin, close coupled WC, double shower cubicle, extractor fan.

### Outside

Driveway for parking to side.

Lawned area and paved footpath to front.

Patio area and lawned area to rear, paved footpath leading to side.

Mitsubishi electric ground source heat pump to rear, controlling domestic hot water and central heating.

### 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

D

### Directions

Leave Ammanford on College street turning left into Station Road and right into Dyffryn Road. Continue along Dyffryn Road into Saron Road. Parc Y Mynydd estate will be on the right hand side and upon entering the estate, the property can be found on the left hand side.



### 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](mailto:surveys@ctf-uk.com).