

**101 Saron Road
Saron
Ammanford
Carmarthenshire
SA18 3LH**

Price £145,000



- Three bedroom semi detached house
- Lounge, kitchen, dining room
- Upvc glazing oil central heating
- Rear garden
- Driveway for off road parking



General Description

We have the pleasure of offering for sale this 3 bedroom semi detached property 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 and train station. The property is approximately 5 miles from Pontabraham junction for the M4.

EPC Rating: E54

Saron Road, Saron, Ammanford, Carmarthenshire.

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The accommodation briefly comprises hallway, lounge, dining room, kitchen, landing, bathroom and three bedrooms.

Upvc glazed door to

Hallway

Upvc glazed window to side, radiator, coved ceiling, smoke alarm.

Lounge

Upvc glazed bay window to front, radiator, coved ceiling, stone feature fireplace.

Kitchen

Upvc glazed window and door to rear, upvc window to side, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit, cooker point, under stairs storage.

Dining Room

Upvc glazed window to rear, radiator, coved ceiling, fireplace, alcove storage, picture rail.

Landing

Upvc glazed window to rear, coved ceiling, hatch to roof space.

Shower Room

Upvc glazed windows to side and rear, radiator, textured and coved ceiling, wash hand basin, low level WC, shower cubicle.

Bedroom 1

Upvc glazed window to rear, radiator, storage cupboard housing hot water tank.

Bedroom 2

Upvc glazed window to front, radiator, textured and coved ceiling.

Bedroom 3

Upvc glazed window to front, radiator, picture rail.

Outside

Driveway to front for off road parking.

Side pedestrian access.

Patio area to rear with footpath leading to rear garden.

Brick built storage shed.

Oil tank

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

B

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 the left hand side.



Important notice

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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.