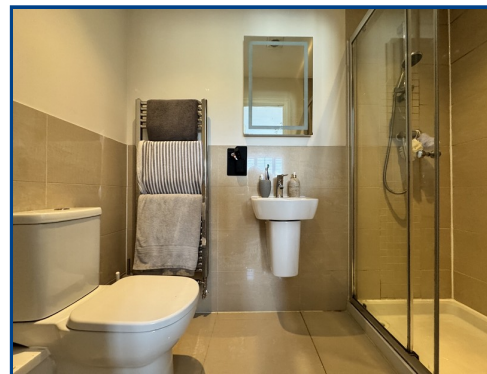
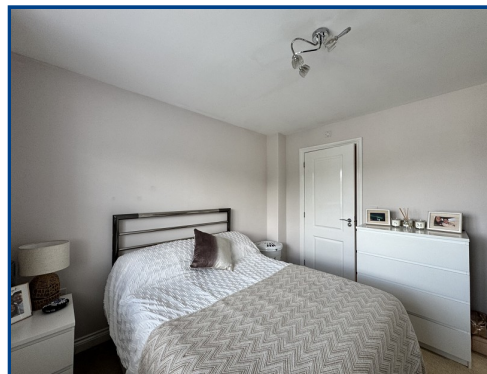
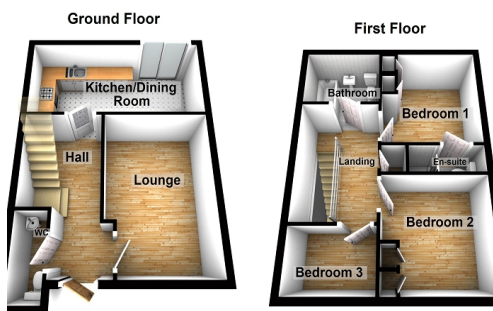




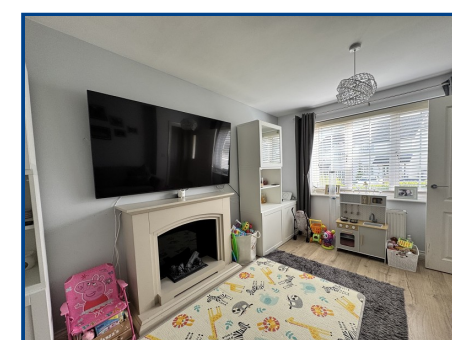
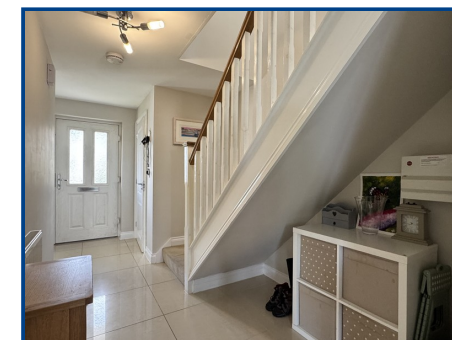
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**15 Parc Y Mynydd
Saron
Ammanford
Carmarthenshire
SA18 3LP**

Price £240,000



- Three bedroom semi detached house
- Lounge
- Kitchen/ diner
- Bathroom, WC, ensuite
- Upvc glazing
- Oil fired central heating
- Driveway for parking
- Front & rear gardens



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.

General Description

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

EPC Rating: C79

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Parc Y Mynydd, Saron, Ammanford, Carmarthenshire.

Property Description

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

The accommodation briefly comprises hallway, WC, lounge, kitchen/ diner, bathroom and three bedrooms, one with an en-suite.

The property benefits from upvc glazing, oil fired central heating, driveway for parking and front & rear gardens.

Upvc glazed door to

Hallway

Radiator, tiled floor, stairs to first floor, hard wire smoke alarm.

W.C. (6' 8" x 2' 10") or (2.03m x 0.87m)

Upvc glazed window to front, radiator, tiled floor, close coupled WC, pedestal wash hand basin.

Lounge (14' 8" x 10' 8" Max) or (4.47m x 3.25m Max)

Upvc glazed window to front, radiator, laminate flooring, electric fireplace.

Kitchen/ dining room (17' 10" x 10' 7") or (5.44m x 3.22m)

Upvc glazed sliding doors to rear, upvc glazed window to rear, radiator, twelve down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, electric hob with extractor fan over, integrated fridge/ freezer, integrated dishwasher, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating.

Landing

Upvc glazed window to side, radiator, hard wired smoke alarm, hatch to roof space, storage cupboard.

Parc Y Mynydd, Saron, Ammanford, Carmarthenshire.

Bathroom (6' 8" x 5' 10") or (2.04m x 1.77m)

Upvc glazed window to rear, towel radiator, four down lights, tiled floor, tiled walls, close coupled WC, was hand basin in unit, bath with shower over, extractor fan.

Bedroom 1 (10' 7" x 7' 10") or (3.23m x 2.39m)

Upvc glazed window to rear, radiator, two storage cupboards.

En Suite (8' 0" x 3' 10") or (2.44m x 1.18m)

Towel radiator, tiled floor, part tiled walls, close coupled WC, wash hand basin, shower cubicle, extractor fan.

Bedroom 2 (10' 8" x 8' 9") or (3.26m x 2.67m)

Upvc glazed window to front, radiator, two storage cupboards.

Bedroom 3 (7' 3" x 6' 9") or (2.20m x 2.06m)

Upvc glazed window to front, radiator.

Outside

Driveway to side for parking. Lawned area to front with footpath to front door. Patio area to rear with separate gravelled area housing oil tank. Steps down to artificial lawn area and further steps up to patio seating area.

Broadband and Mobile phone

There is Ultrafast 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 right hand side.

