

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

**Rhos Owen 108 Saron Road
Saron
Ammanford
Carmarthenshire
SA18 3LH**

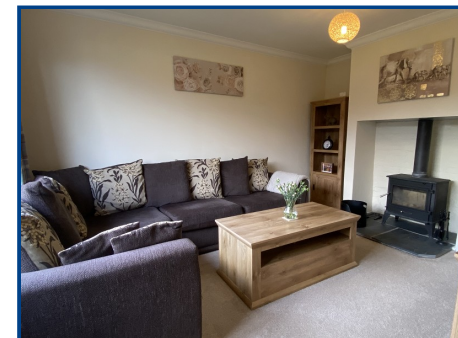
Price **£270,000**



- Two bedroom detached property
- Lounge, sitting room/ study
- Kitchen, dining area
- Bathroom
- Upvc glazing
- Oil fired central heating
- Driveway for ample parking
- Garage
- Rear garden

General Description

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



EPC Rating: D66

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**

108 Saron Road, Saron, Ammanford, Carmarthenshire.

Property Description

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

The accommodation briefly comprises hallway, lounge, sitting room/ study, dining area, kitchen, landing, bathroom and two bedrooms.

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

Composite door to

Hallway

Radiator, coved ceiling, stairs to first floor, under stair storage.

Lounge (15' 2" x 11' 1") or (4.63m x 3.39m)

Upvc glazed window to front, radiator, coved ceiling, multi fuel burner with tiled hearth.

Sitting Room / Study (11' 1" x 7' 10") or (3.39m x 2.40m)

Upvc glazed window to front, radiator, coved ceiling.

Dining Area (11' 1" x 9' 2") or (3.39m x 2.80m)

Upvc glazed patio doors to rear, two radiators, coved ceiling.

Kitchen (14' 8" x 9' 4") or (4.46m x 2.84m)

Upvc stable door to rear, upvc glazed window to rear, coved ceiling, tiled floor, eight down lights, fitted wall and base units, work surface, tiled splash back, sink unit with mixer tap, cooker point, plumbing for automatic washing machine, plumbing for dishwasher.

Landing

Airing cupboard housing radiator and shelving, hatch to roof space.

108 Saron Road, Saron, Ammanford, Carmarthenshire.

Bedroom 1 (16' 4" x 11' 3") or (4.97m x 3.44m)

Wooden glazed window to front, Upvc glazed window side, skylight window, radiator, eaves storage.

Bathroom (7' 9" x 5' 7") or (2.37m x 1.70m)

Upvc glazed window to side, towel radiator, tiled walls, tiled floor, bath, pedestal wash hand basin, close coupled WC.

Bedroom 2 (11' 2" x 10' 3") or (3.41m x 3.13m)

Wooden glazed window to front, radiator, fitted storage.

Outside

Driveway to side for ample parking leading to garage. Lawned area to front with mature trees and shrubs. Concrete & patio area to rear for further parking, and stairs leading to generous lawned area with pond, storage shed and mature trees & shrubs. Worcester oil fired boiler controlling domestic hot water and central heating. Oil tank. LPG bottles.

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 and the property can be found on the right hand side.

