

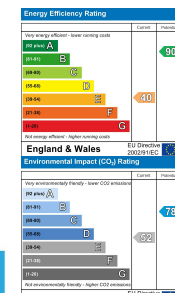


136 Saron Road, Saron, Ammanford, Carmarthenshire, SA18 3LN

- Semi-Detached House
- Kitchen/Diner
- Popular Village Location
- Recently refurbished
- Post office /hairdressers /cafe near by
- Three Bedrooms
- Easy Access A48/M4
- Front & Rear Garden
- Excellent schools
- EPC RATING E

£125,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

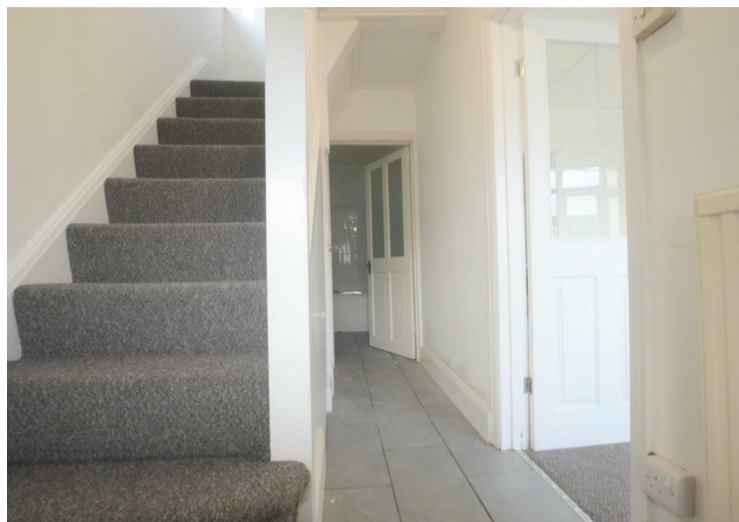
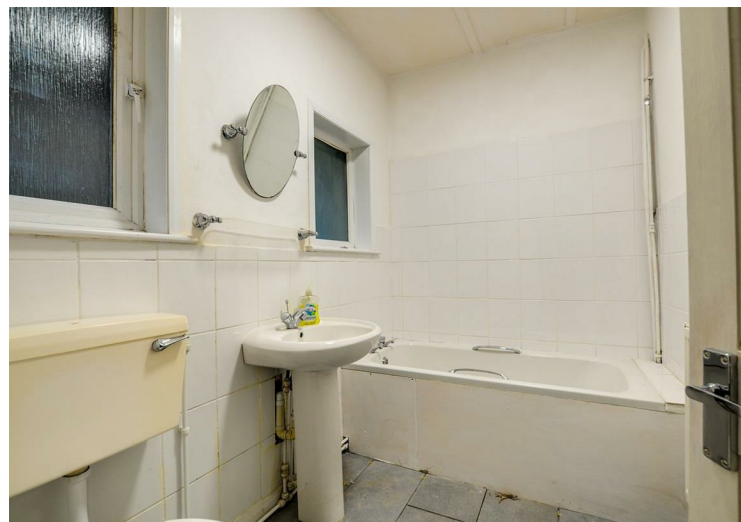
Tenure: We are advised Freehold

Tax: Band B

Take on RM/JHL/20 ok

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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****VIRTUAL VIEWING AVAILABLE**** A MUST VIEW PROPERTY FOR THE DISCERNING BUYER! An attractive, SPACIOUS recently REFURBISHED semi-detached house located in the popular SORT AFTER residential area of the village of Saron and commanding countryside views to the fore. Perfectly positioned to give easy access to the market town of Ammanford and the M4/A48 corridor. EPC rating: F

The accommodation comprises of entrance hall, lounge, kitchen/diner, bathroom First Floor: three bedrooms with the main bedroom having a double aspect. Externally: garden to the front with side access, rear garden. With the potential for off-road parking space if required.

The village of Saron and a short distance from Capel Hendre which has it's own PostOffice/Stores, places of Worship and Public house. It is approximately 3 miles from the town of Ammanford which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 15 miles, and the M.4 motorway (4miles) can be joined at Pont Abraham providing access to the University city of Swansea and of course, is the main route to the rest of the country.

Entrance Hallway
11'9" x 5'5" (3.60m x 1.66m)

Bedroom Two
11'0" x 8'10" x 8'9" (3.37 x 2.71 x 2.68)

Lounge
14'2" x 11'2" x 11'2" (4.34 x 3.41 x 3.42)

Bedroom Three
7'10" x 7'11" (2.40 x 2.43)

Kitchen
13'7" x 9'5" x 10'8" (4.15 x 2.88 x 3.27)

Bathroom
7'9" x 5'3" (2.38 x 1.61)

First Floor
8'0" x 2'8" (2.46 x 0.82)

Bedroom One
13'8" x 10'0" (4.19 x 3.07)



DIRECTIONS

From our Ammanford office: Head south-west towards Baptist Ln. Turn left onto Baptist Ln. Turn right towards A474. At the roundabout, take the 3rd exit onto A474. At the roundabout, continue straight onto Tir-Y-Dail Ln. Turn left onto Station Rd, Continue onto Dyffryn Rd then on to Saron road after approx two miles the property will be found on right.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.