



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

Guide Price: £475,000

Property Features

- Popular village location - walking distance to primary school and convenience store
- 3-bedroom detached bungalow with large kitchen and reception area
- Large grounds, paddock and woodland extending to 1.19 acres
- Detached garage, carport and driveway parking
- 2 miles from Ammanford town centre
- 4 miles from J.49 of M4

Property Summary

A deceptively spacious 3-bedroom detached bungalow with detached garage set on a large plot extending to approx. 1.19 acres in total offering considerable lifestyle and amenity appeal in popular village of Saron, some 2 miles from Ammanford town centre.



Full Details

Overview

A conveniently located detached property set within extensive grounds and a paddock to the rear, extending to approximately 1.19 acres in total, situated in the popular village of Saron. The village benefits from a well-regarded primary school and convenience store, while the property enjoys excellent road access to the M4/A48 corridor, approximately 4 miles away, and Ammanford town centre, approximately 2 miles to the east.

The property is approached via a sweeping, tree-lined driveway providing ample parking to the front and side, together with a useful detached garage, workshop and carport. The grounds comprise expansive wrap-around lawned gardens, areas of woodland and a former stable building, offering considerable outdoor space and scope for a variety of uses.

ACCOMMODATION

Entrance Porch

1.80m x 1.68m (5' 11" x 5' 6")
Tiled Flooring. Door leading into main entrance hallway.

Entrance Hall

3.81m x 1.82m (12' 6" x 6' 0")
Carpeted flooring. Radiator. Door leading into:

Bedroom 1

3.78m x 3.79m (12' 5" x 12' 5")
Patio door to front. Fitted wardrobes. Carpeted flooring. Radiator.

Bedroom 2

2.81m x 3.78m (9' 3" x 12' 5")
Window to the rear. Radiator. Carpet flooring.

Bedroom 3

2.70m x 2.82m (8' 10" x 9' 3")
Window to the rear. Radiator. Carpet flooring.



Family Bathroom

2.35m x 1.83m (7' 9" x 6' 0")
WC. Wash hand basin. Bathtub. Radiator. Tiled surround. Window to the rear.

Rear Hall

3.27m x 1.85m (10' 9" x 6' 1") + 1.78m x 1.98m (5' 10" x 6' 6")
Door to the rear garden. Tiled flooring.

Airing Cupboard / Storage Cupboard

1.84m x 1.06m (6' 0" x 3' 6")
Coat rail. Tiled flooring.

Kitchen - Breakfast Room

4.78m x 3.64m (15' 8" x 11' 11")
A fitted range of base and wall units with integrated appliances to include a Belling 4-hob range with extractor fan above, plus electric grill and oven, plus stainless steel sink and drainer. Space for under-counter fridge. Window to side. Tiled flooring.

Dining Area

3.66m x 3.58m (12' 0" x 11' 9")
Step leading down into dining area with window to the front. Opening into Lounge to side.

Living Room

5.70m x 3.78m (18' 8" x 12' 5")
Patio door to front with carpet flooring. Radiator. Feature electric fireplace.



Utility Room

1.55m x 1.98m (5' 1" x 6' 6")
Off Kitchen to rear, a Utility Room with plumbing for washing machine and tumble dryer. Window to the rear. Tiled flooring.

Shower Room

1.89m x 1.97m (6' 2" x 6' 6")
Off Utility Room, a Shower Room with Shower cubicle with electric Triton shower. Wash hand basin. Tiled flooring. Window to the rear.





Sitting Room

2.64m x 3.30m (8' 8" x 10' 10")

Step leading down from Kitchen with patio door to the rear. Carpet flooring.

EXTERNAL

Detached Garage & Store

Store: 2.75m x 5.51m (9' 0" x 18' 1")

WC: 1.73m x 0.88m (5' 8" x 2' 11")

Garage: 5.03m x 2.75m (16' 6" x 9' 0")

Carport: 3.51m x 5.61m (11' 6" x 18' 5")

Former Outbuilding

Built of a brick construction under a pitched corrugated sheeted roof having formerly been used as stable / storage.

Grounds & Gardens

A sweeping gravel driveway leads directly off Saron road into the property, with ample parking areas to the front and side, with driveway leading around to the front of the garage and side carport. The grounds are laid to lawn which wrap arounds the property on the front, side and rear, with several seating areas, plus a green house, all boarded with established trees, hedgerow and bushes, providing privacy and seclusion. The garden

Paddock & Woodland

Beyond the garden is a paddock and woodland suitable for a variety of uses.

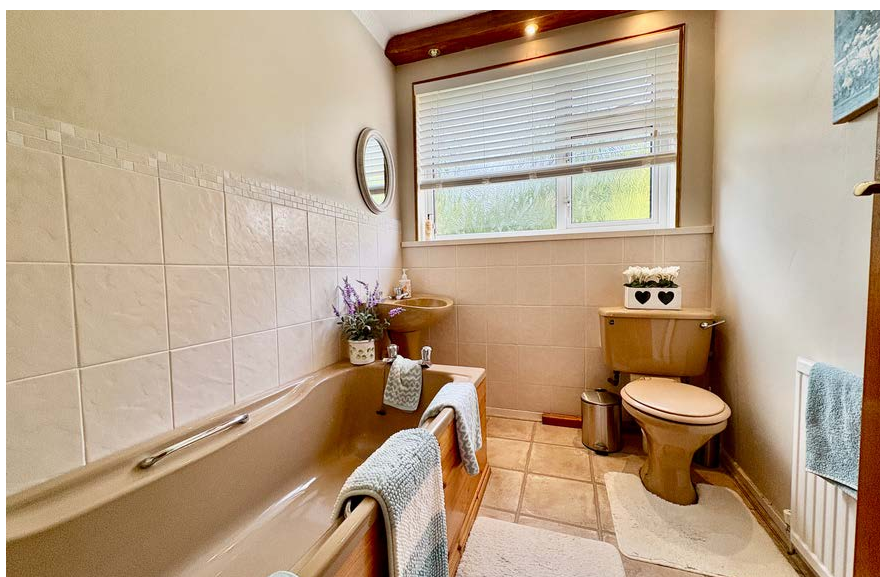
Further Information

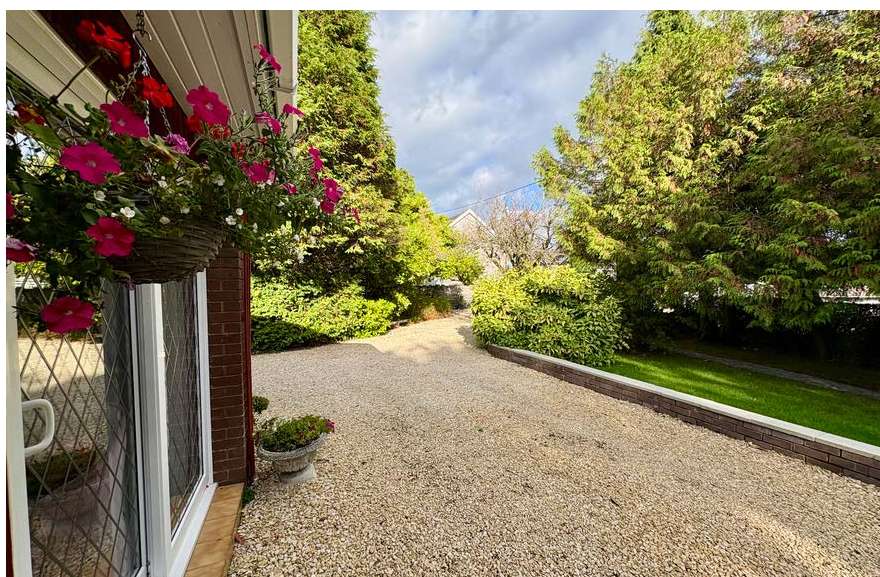
Tenure

We understand that the property is held on a freehold basis with vacant possession upon completion.

Services

We understand the property benefits from mains electricity, mains water and mains drainage. The property is heated by oil central heating. None of the services have been tested.





Energy Performance Certificate

We are advised this property benefits from an EPC grade of E (47).

With improvements, the property could be raised to a grade C (72)

Council Tax Band

Carmarthenshire County Council - Band F -
Approximately £3,396.17, 2026 - 2027

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Local Authority

Carmarthenshire County Council, County Hall,
Carmarthen, SA31 1JP. Tel: 01267 234567

Plans, Area & Schedules

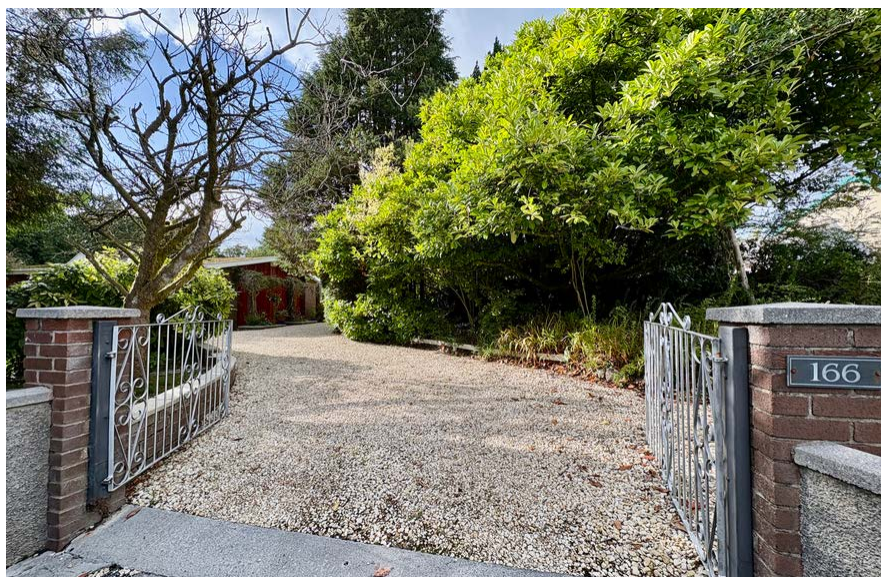
A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Overage Clause

The land is subject to an overage clause of 25% of uplift in the open market value arising from the grant of residential planning permission within 25 years of the date of transfer.

Viewings

Strictly by appointment with the sole agents, Rhys Richards & Partners. Please contact Carmarthen Office for further information: - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021 or email: property@reesrichards.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



All measurements are approximate and for display purposes only.

166, Saron Road, Saron, Ammanford, SA18 3LN

Total Area: 140.2 m² ... 1509 ft²



**Fairwood
Solutions**
Survey & Energy

**For Identification Purposes
Prepared by Rees Richards & Partners**

1.19 acres

