



## 196 Saron Road, Saron, Ammanford, Carmarthenshire SA18 3LN

Guide Price: £599,950

### Property Features

- Equestrian lifestyle property extending to 10.18 acres
- An additional 22.27 acres available
- Extensive range of stable blocks
- Scope for lifestyle, business, and multi-generational living
- Attractive home with spacious accommodation
- Prime location for commuting and amenities
- Large garage / workshop with salon
- 4 double bedrooms, 2 with En-suite

### Property Summary

A conveniently located 10.18-acre equestrian lifestyle property on the edge of Saron, offering excellent access to the A48–M4 corridor and nearby towns. The holding includes a well-presented extended bungalow with four double bedrooms, two reception rooms, and a kitchen–breakfast room set within landscaped grounds. A nearby courtyard provides a range of equestrian and general-purpose outbuildings, offering extensive facilities and versatile use options.

An additional 22.27 acres is available by separate negotiation.



## Full Details

### Situation

The property comprises a conveniently situated equestrian lifestyle holding extending to approximately 10.18 acres (measured via ProMap OS mapping software) in total. It is positioned on the periphery of the popular village of Saron and lies within easy reach of the A48-M4 corridor and the larger towns of Ammanford, Llanelli, Carmarthen, and the city of Swansea, which provide hospitals, schools, shops, retail parks, and universities.

### ACCOMMODATION

#### Entrance Hall

Spacious boot room area with coat storage.  
Tiled flooring, window to front.  
Double doors to:

#### Inner Hallway

Wide spacious hallway serving the main living areas. Oak effect laminate flooring, wall mounted lights  
Loft access.

#### Kitchen / Breakfast Room

7.20m x 3.86m (23' 7" x 12' 8")  
Part tiled flooring, part laminate flooring. Matching wall and base units with black worktop over. One and a half stainless steel sink with drainer, tiled splashback, integrated eye-level electric double oven, 5 ring NEFF induction hob with Range Master extractor over. Breakfast bar area, space for American style fridge freezer, plumbing for dishwasher.  
Radiator. Spotlights to ceiling.  
Dual aspect windows to front and side.

#### Dining Room

3.87m x 3.03m (12' 8" x 9' 11")  
Double glazed French doors to side.  
Laminate flooring.  
Radiator.

#### Bedroom 1

3.87m x 3.33m (12' 8" x 10' 11")  
Double glazed window to rear.  
Carpet flooring.  
Radiator.

#### Family Bathroom

2.50m x 1.81m (8' 2" x 5' 11")  
Three piece suite comprising a WC, pedestal wash hand basin, panelled bath with mixer tap with shower attachment.  
Laminate flooring, tiled walls, heated towel rail, extractor fan.  
Double glazed window to rear.



### Utility Room

3.50m x 1.67m (11' 6" x 5' 6")

Wall and base units with worktop over.

Tiled flooring.

Plumbing for washing machine, space for tumble dryer, space for fridge freezer.

### Study

2.80m x 2.40m (9' 2" x 7' 10")

Laminate flooring.

Two double glazed windows to rear, radiator.

Door to master bedroom.

### Bedroom 2 - Master with Ensuite

6.84m x 4.73m (22' 5" x 15' 6")

Carpet flooring.

Built in wardrobes.

Widow to rear. 2 sets of French doors to side.

Door to:

### En-suite Shower room

2.96m x 1.43m (9' 9" x 4' 8")

WC, wash hand basin, shower cubicle.

Heated towel rail, window to rear.

Carpet flooring, tiled walls.

### Living Room

6.40m x 5.85m (21' 0" x 19' 2")

Spacious open-plan living room into bay window nook creating a sunroom with French doors to front

Carpet flooring, radiator.

Doors to Bedrooms 2, 3 and 4.

### Bedroom 3 with Ensuite

6.24m x 3.71m (20' 6" x 12' 2")

Built in wardrobes, double ceiling fans.

Sliding doors to side.

Carpet flooring, radiator.

Door to:

### Ensuite Shower Room

3.13m x 1.50m (10' 3" x 4' 11")

Walk-in shower, WC, wash hand basin, extractor fan.

Carpet flooring, tiled walls, window to side.

### Bedroom 4

6.24m x 3.46m (20' 6" x 11' 4")

Built in wardrobes and overhead storage.

Carpet flooring, radiator.

Dual aspect windows to front and side, French doors to front.



## OUTSIDE

### Garden

Flat garden with wrap around path and lawned areas. Additionally, a wooden garden room overlooks the small pond, shaded by Oak and Beech trees scattered across the gardens.

### Driveway

A tree-lined driveway leads directly from the Saron road up to the property, where a gated entrance provides access to the front paddock.

A further gated driveway and turning area offers hardstanding for several vehicles and leads into part of the stable block and yard, ensuring practical access for equestrian or agricultural use. To the side of the bungalow, an additional gated gravel driveway provides further parking and turning space. This section is securely fenced and gated, creating clear separation from the stable block and yard areas.

To the rear of the bungalow, another gated entrance leads into the second stable block, also providing direct access to the rear field.

## Outbuildings

### Garage/Workshop

10.00m x 6.70m (32' 10" x 22' 0")

Large garage and workshop with electric roller door. Side door, window to front and side.

### Converted Salon

6.50m x 3.60m (21' 4" x 11' 10")

Attached at the rear of the garage the annexe was previously used as a hair/beauty salon.

With kitchenette measuring 3.60m x 1.53m (11' 10" x 5' 0")

Separate bathroom area with W/C with wash hand basin.

Hair washing facility; laminate floor, dual aspect windows and side door.

## Equestrian Facilities

An excellent equestrian complex, arranged around a central courtyard, includes:

2 extensive stable blocks containing several loose boxes, hay stores and tack rooms.

Direct access to turnout areas, paddocks and a menage.

Large barn with double boxes ideal for foaling.

These facilities offer outstanding potential for livery, training, or private equestrian use.



## LAND

### Front and Rear Paddock

The land splits between 2 paddocks and extends to approximately 10.18 acres of pasture, complemented by areas of semi-natural and mixed broadleaf woodland. Ideal for grazing, leisure, and biodiversity.

**A further 22.27 acres is available by negotiation.**

## FURTHER INFORMATION

### Tenure

We understand that the property is held on a Freehold basis.

### Services

Mains electricity, water and drainage are connected at the property. Oil central heating.

### Council Tax

Band F - Approximately £2958 per annum for 2025/2026 for Carmarthenshire County Council

### Energy Performance Certificate

EPC rating D

### Plan, Areas and 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.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

### 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, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567



**Postcode/ What 3 Words**

SA18 3LN

Location of the entrance driveway - arranger.landlords.part  
 Location of the property itself - sofas.doubts.campers

**Viewing**

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021

Email: property@reesrichards.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**Floor Plan**



**Outbuilding**

Total floor area 315.5 m<sup>2</sup> (3,396 sq.ft.) approx

Restricted height 1.5 m<sup>2</sup> (16 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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