

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- MODERN DETACHED HOUSE ON ESTABLISHED ESTATE.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- FIRST TIME ON THE MARKET SINCE 1992.
- WALKING DISTANCE TRINITY FIELDS AND CENTRE OF JOHNSTOWN.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 WC's.
- DOUBLE GARAGE. ENCLOSED SUNNY REAR LAWNED GARDEN.
- CLOSE TO 'Q.E. HIGH' SECONDARY SCHOOL AND LEISURE CENTRE.
- OPPOSITE SPAR SHOP. 1 MILE CARMARTHEN TOWN CENTRE.

No 2 Lon y Plas
Johnstown
Carmarthen SA31 3NJ

£259,950 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

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A most conveniently situated well presented modern (1989) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** having attractive part brick elevations that was formerly the 'Wilcon Homes' show home for the development, situated occupying a corner plot at the beginning of 'Lon y Plas' opposite the Spar shop on a regular bus route within close proximity of 'Q.E. High' Secondary School and the Leisure Centre, is within a level walk of 'Trinity Fields Recreational Ground', 'Johnstown Primary School' and the centre of Johnstown, approximately 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the A40/A48 trunk roads, numerous businesses on the 'Alltynap Road' and is also within 1 mile of 'UWTSD', 'Parc Ddewi Sant' and 'Canolfan S4C yr Egin'.

FIRST TIME ON THE OPEN MARKET. GAS C/H with thermostatically controlled radiators.

PLASTIC FASCIA AND SOFFIT. PVCu DOUBLE GLAZED WINDOWS. STIPPLED CEILINGS.

THE FITTED CARPETS ARE INCLUDED.

RECEPTION HALL 7' 7" x 3' 5" (2.31m x 1.04m) with PVC composite entrance door and double glazed side screen to outside. Telephone point.

HALLWAY with staircase to First Floor. Radiator. 1 Power point. Understairs storage cupboard.

SEPARATE WC with PVCu opaque double glazed window. 2 Piece coloured suite comprising WC and pedestal wash hand basin with tiled splashback.

LOUNGE 15' 9" x 11' 7" (4.8m x 3.53m) with PVCu double glazed window to side. Radiator. 3 Power points. TV point. Log effect fitted gas fire with feature canopy. Glazed double doors to

DINING ROOM 12' 10" x 9' 5" (3.91m x 2.87m) with radiator. PVCu double glazed window overlooking the rear garden. 2 Power points. Door to

FITTED KITCHEN 15' 2" x 8' 3" (4.62m x 2.51m) overall 'L' shaped with 5 power points plus fused point. Vinyl tiled floor. Part tiled walls. PVCu double glazed window. PVCu part double glazed door to rear. Wall mounted 'Glow-worm Energy 18r' gas fired central heating boiler. Range of fitted base and eye level kitchen units incorporating a sink unit and cooker hood. Plumbing for washing machine. C/h thermostatic control.

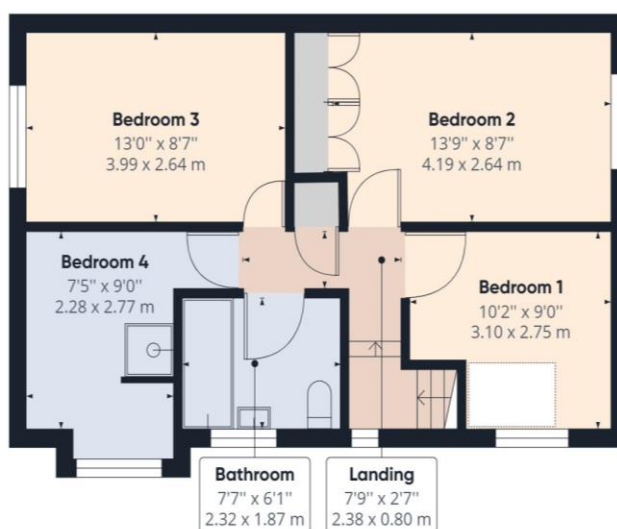
FIRST FLOOR - PVCu double glazed window to stairwell.

LANDING with 1 Power point. Access to loft space.

BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Pre-lagged hot water cylinder. C/h timer control.



Ground Floor Building 1



Floor 1 Building 1

FRONT BEDROOM 1 10' 2" x 9' (3.1m x 2.74m) overall 'L' shaped with PVCu double glazed window. Radiator. 2 Power points. Telephone point.

SIDE BEDROOM 2 13' 9" x 8' 8" (4.19m x 2.64m) plus fitted floor to ceiling wardrobes with 2 mirrored doors. Radiator. PVCu double glazed window to side. 2 Power points.

SIDE BEDROOM 3 13' 1" x 8' 8" (3.98m x 2.64m) with radiator. 2 Power points. PVCu double glazed windows.

BEDROOM 4 9' 1" x 7' 6" (2.77m x 2.28m) extending to 10' 8" (3.25m) x 10' 5" (3.17m) overall with radiator. PVCu double glazed window to fore. 2 Power points. Tiled shower cubicle with electric shower over and sliding shower door.

BATHROOM 7' 7" x 6' 1" (2.31m x 1.85m) with radiator. 3 Piece coloured suite comprising WC, pedestal wash hand basin and panelled bath. PVCu opaque double glazed window. Part tiled walls. Shaver point.

EXTERNALLY

Tarmacadamed entrance drive providing ample private car parking. Open plan front/side lawned gardens. Sunny south facing enclosed rear lawned garden with ornamental shrubs and a paved sun terrace. **The rear garden measures approximately 36' x 27' 6" (10.96m x 8.38m).**

LINKED DOUBLE GARAGE 16' 9" x 15' 10" (5.1m x 4.82m) with power and lighting. 2 Up and over garage doors. T&G boarded ceiling with 2 spotlighting tracks. Access to loft space. 2 Power points. **The double garage was used as the developers sales office between 1989 and 1992.**





ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2100-5704-8120-7101-4005.



DIRECTIONS: - Travelling **from Johnstown** along 'Llansteffan Road' **towards** Llansteffan **continue over the fly-over** and **past** the right hand turning for 'Alltynap Road' and 'Trinity Fields' and **turn next right opposite** the Spar shop into 'Lon y Plas' and **No 2** is the **first property on the right hand side**

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND E. 2022/23 = £2,230.09p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

01.04.2022 - REF: 6334