

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **CONVENIENTLY SITUATED MODERN DETACHED HOUSE.**
- **FRONT AND REAR GARDENS.**
- **CLOSE TO THE SPAR CONVENIENCE STORE, Q.E. HIGH SECONDARY SCHOOL, LEISURE CENTRE AND 'TRINITY FIELDS' RECREATIONAL GROUND.**
- **IN NEED OF COMPLETE MODERNISATION.**
- **4 BEDROOMS. 2 LIVING ROOMS. 2 WC'S.**
- **GAS C/H. PART PVCu DOUBLE GLAZED.**
- **GARAGE. SET SLIGHTLY BACK OFF THE ESTATE ROAD.**
- **1 MILE CARMARTHEN TOWN CENTRE.**

**No 6 Lon y Plas**  
**Johnstown**  
**Carmarthen SA31 3NJ**

**£225,000** OIRO  
**FREEHOLD**

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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

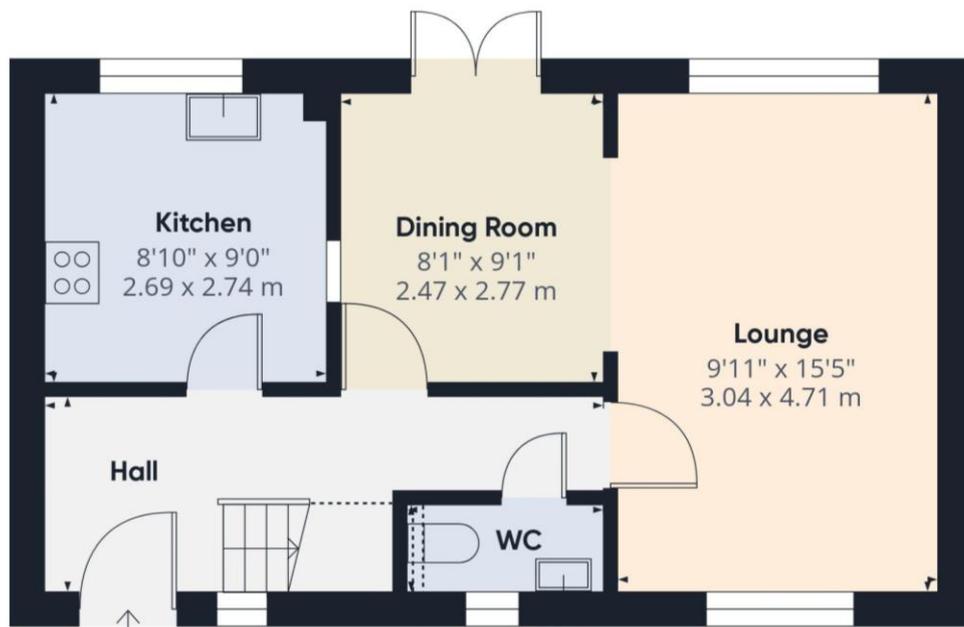
*A most conveniently situated modern traditionally built (Circa. 1989) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** having attractive part brick elevations that is in need of complete modernisation enjoying a sunny south facing position situated set slightly back off and at the beginning of an established residential estate of varying types and designs within close proximity of the 'Spar Convenience Store/Post Office' and within a short level walk of 'Q.E. High Secondary School', the Leisure Centre and 'Trinity Fields Recreational Ground'. The property is located within a third of a mile of the A40 dual carriageway, is within half a mile of the centre of Johnstown with the readily available facilities and services at the centre of the County and Market town of Carmarthen being approximately 1 mile distant.*

**GAS C/H - NOT TESTED. IN NEED OF MODERNISATION/UPDATING.**

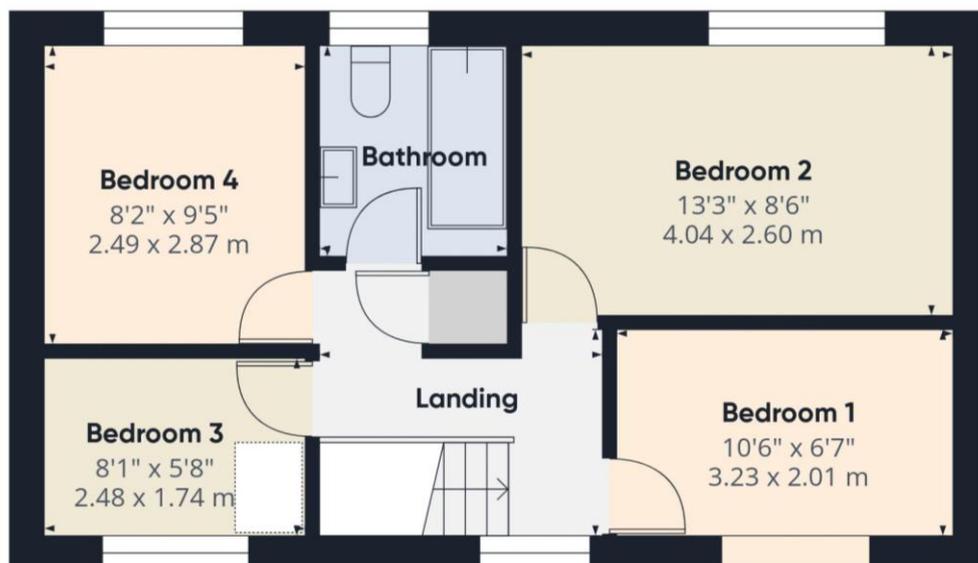
**SINGLE GLAZED LEADED EFFECT WINDOWS TO THE FRONT ELEVATION.**

**MOULDED WHITE PANELLED EFFECT INTERNAL DOORS. TEXTURED CEILINGS.**

**PARTIAL PVCu DOUBLE GLAZING. THE FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1

## CANOPEDED ENTRANCE PORCH

**RECEPTION HALL 17' 5" x 6' (5.30m x 1.83m)** overall 'L' shaped with staircase to first floor. Single glazed window to fore. Telephone point. Radiator. Electricity consumer unit. 2 Power points. Understairs storage area.

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

**FITTED KITCHEN 9' x 8' 10" (2.74m x 2.69m)** with vinyl floor covering. Plumbing for washing machine. Single glazed window overlooking the rear garden. Part tiled walls. Serving hatch to the dining room. 6 Power points plus fused point. Wall mounted gas fired Baxi C/h boiler - **NOT TESTED**. Range of fitted base and eye level kitchen units incorporating a sink unit.

**DINING ROOM 9' 1" x 8' 1" (2.77m x 2.46m)** with radiator. Single glazed double 'French' doors to and overlooking the rear garden. 2 Power points. 5'9" (1.75m) wide archway to

**LOUNGE 15' 6" x 9' 11" (4.72m x 3.02m)** with double aspect. Feature fireplace incorporating a log effect gas fire - **NOT TESTED**. TV point. Radiator. Single glazed windows to front and rear. 3 Power points.

## FIRST FLOOR

**LANDING** with access to loft space. 1 Power point. Single glazed window to fore.

**FIITED AIRING/LINEN CUPBOARD** with slatted shelving, Pre-lagged hot water cylinder. C/h timer control.

**FRONT BEDROOM 1 10' 6" x 6' 7" (3.20m x 2.01m) extending to 7'11" (2.41m)** with radiator. PVCu double glazed window. 2 Power points.

**REAR BEDROOM 2 13' 3" x 8' 7" (4.04m x 2.61m)** with radiator. PVCu double glazed window. Telephone point. 2 Power points.

**FRONT BEDROOM 3 5' 8" x 5' 11" (1.73m x 1.80m) extending to 8' 2" (2.49m)** 'L' shaped with single glazed window. Radiator. 2 Power points. Fitted shelving.

**REAR BEDROOM 4 9' 5" x 8' 2" (2.87m x 2.49m)** with radiator. PVCu double glazed window. 2 Power points.

**BATHROOM 6' 8" x 5' 9" (2.03m x 1.75m)** with radiator. Vinyl floor covering. Opaque single glazed window. 3-piece coloured suite comprising pedestal wash hand basin, WC and panelled bath with shower attachment.



## **EXTERNALLY**

Tarmacadamed entrance drive providing hardstanding for 1 vehicle. Front lawned/paved garden with mature shrubs. Pathway to one side. Enclosed close boarded fenced lawned private rear garden. **OUTSIDE LIGHT AND WATER TAP.** *Scope subject to the necessary consents being obtained to provide additional car parking.*

**LINKED GARAGE 16' 2" x 8' 2" (4.92m x 2.49m)** of concrete block/ brick built. Up and over garage door.

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**ENERGY EFFICIENCY RATING: -**  
**ENERGY PERFORMANCE CERTIFICATE: -** The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**





**DIRECTIONS:** - Travelling from the **centre of Johnstown** take the '**Llansteffan Road**' over the '**fly-over**' and **past** the turnings for 'Alltynap Road' and 'Trinity Fields' recreational ground and **turn next right** into 'Lon y Plas' **opposite** the 'Spar' Convenience Store and the **property is the third on the right hand side before** the right hand turning for 'Porth y Plas'

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

**COUNCIL TAX:** - BAND D 2025/26 = £2,264.07p. **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

08.03.2026 - REF: 7219