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Properties

GERALD R.
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- **CONVENIENTLY SITUATED MID-TERRACED COTTAGE.**
- **3 BEDROOMS. 2 LIVING ROOMS.**
- **GAS C/H. PRIVATE CAR PARKING.**
- **CLOSE TO JOHNSTOWN CENTRE, SCHOOLS AND LEISURE CENTRE.**
- **WELL PRESENTED DECEPTIVELY LARGE ACCOMMODATION.**
- **SUNNY SOUTH FACING TERRACED REAR GARDEN.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE SHOP AND PETROL FILLING STATION AT CENTRE OF JOHNSTOWN.**

No 17 Pondside
Johnstown
Carmarthen SA31 3HU

£189,950 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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



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A most conveniently situated deceptively large well presented **3 BEDROOMED/2 RECEPTION ROOMED MID-TERRACED COTTAGE** that has been **modernised and updated since 2020** that was previously extended at the rear with a double storey extension in 1992 situated set well back off the road **opposite** the Children's Play/Recreational area and small park at the centre of Johnstown being located **within close proximity** of the Nursery/Primary Schools on 'Heol Salem' and Convenience Store/Sub Post Office/Petrol Filling Station and shop at the centre of Johnstown. The property is located within **walking distance** of the Secondary School and Leisure Centre on the 'Llansteffan Road', 'Parc Dewi Sant', 'UWTSD', 'Canolfan S4C yr Egin' and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within **walking distance** via the **Public Footpath** that runs through the 'Morfa' to 'Five Fields' and Tesco Supermarket. In addition, the property enjoys **ease of access to the A40/A48 trunk roads**.

GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS**.

PLASTIC FASCIAS. **CAVITY WALL INSULATION** to the double storey rear extension.

APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2020 THE PROPERTY HAS BEEN MODERNISED AND UPDATED WITH THE PROVISION OF A CUSTOM-BUILT OAK STAIRCASE, 2 NEW CEILINGS, INSTALLATION OF A MULTI-FUEL STOVE, RE-PLUMBING, PARTIAL UPDATING OF THE ELECTRICAL WIRING SYSTEM, RE-ROOFING OF THE OUTSIDE STORE SHED ETC.

LIVING ROOM 14' 1" x 13' 8" (4.29m x 4.16m) overall to **include** the **reception area** with solid oak strip flooring to the reception area. Custom built solid oak staircase to the first floor with understairs storage area. PVCu part opaque double glazed entrance door. Radiator. C/h timer control. PVCu double glazed picture window to fore with a **view** towards 'Parc Dewi Sant' and 'UWTSD'. Telephone point. 4 Power points. Smooth skimmed ceiling. **3' 11" (1.19m) wide opening to**

DINING ROOM 12' 2" x 9' 11" (3.71m x 3.02m) with radiator. 6 Power points. New smooth skimmed ceiling. Tubular upright radiator. 'Peveex Newbourne 40i eco' 4.5KW **multi-fuel stove to tiled fireplace** with slate hearth. Feature tiled floor. Part exposed stone wall. **Understairs area** suitable for a small desk with storage area off. Opening to kitchen

FITTED KITCHEN 11' 11" x 8' 4" (3.63m x 2.54m) with ceramic tiled floor to match the dining room. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a ceramic hob, 1.5 bowl sink unit, electric double oven and vented canopied cooker hood. Vent for tumble drier. Plumbing for dishwasher and washing machine. 10 Power points plus fused point. PVCu double glazed window. PVCu part opaque double glazed entrance door to rear. Recessed downlighting to the smooth skimmed ceiling.

FIRST FLOOR - moulded white panel effect doors to some rooms/cupboards.

HALF LANDING

FRONT LANDING with 3 power points. 2 USB charger ports.

FRONT BEDROOM 1 11' 6" x 7' 3" (3.50m x 2.21m) plus wall to wall/floor to ceiling wardrobes with sliding mirrored door. Radiator. PVCu double glazed picture window to fore with a **view** towards 'Parc Dewi Sant' and 'UWTSD'. 3 Power points. Exposed boarded floor.

REAR BEDROOM 2 12' 11" x 8' 1" (3.93m x 2.46m) overall 'L' shaped. 6 Power points. Sun pipe with double glazed 'Velux' window. Radiator.



Ground Floor



Floor 1

REAR LANDING with **built-in cupboard and wardrobes off**.
2 Power points. USB charger port.

BUILT-IN AIRING/LINEN CUPBOARD with wall mounted
'Vaillant ecoTEC pro' central heating combi boiler. Radiator.
Slatted shelving. Double doors.

FAMILY BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m) with
extractor fan. Ceramic tiled floor. Fully tiled walls. Towel
warmer ladder radiator. 3 Piece suite in white comprising WC,
panelled bath with shower attachment and wash hand basin with
fitted cupboard beneath. Double shaver point. PVCu opaque
double glazed window. Quadrant shower enclosure with electric
shower over and sliding double doors. Alcove with glass display
shelving.

REAR BEDROOM 3 12' x 8' 4" (3.65m x 2.54m) with radiator.
PVCu double glazed picture window overlooking the rear garden.
4 Power points. Radiator. USB charger port.

EXTERNALLY

Walled/brick paved entrance drive providing **private car parking
for up to two vehicles**. Front decorative slate herbaceous border
with paved pathways and a 'kitchen' garden with herbaceous
borders. There is to the rear a concreted courtyard with shared
steps/path leading to a terrace garden that incorporates a paved
patio with drying area and beyond a sun terrace with artificial
grass and wash hand basin. **2 OUTSIDE POWER POINTS.**
OUTSIDE WATER TAPS to front and rear.

STORE SHED 9' 2" x 8' 10" (2.79m x 2.69m) concrete block
built. Double glazed window with a view. PVCu entrance door.
Power and lighting. **Recently re-roofed.**









DIRECTIONS: - 'Pondside' is located **overlooking the Children's Play area/small park** at the **centre of Johnstown** that **connects 'Llansteffan Road' with 'Heol Salem'** and **No 17** will be found travelling from 'Llansteffan Road' direction towards the **end of the road** on the **left hand side** fronting onto the **'no through' road and turning area**.

ENERGY EFFICIENCY RATING: - C (70).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9998-1210-0900-5315-0600.

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

COUNCIL TAX: – BAND C 2025/26 = £2,012.50p. **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

17.06.2025 - REF: 7072