

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Est. 1998

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- **A WELL PRESENTED MODERN DETACHED BUNGALOW.**
- **3 BEDROOMS. 2 LIVING ROOMS. GAS C/H.**
- **PRIVATE SUNNY SOUTH FACING REAR LAWNED GARDEN.**
- **WALKING DISTANCE TOWN CENTRE AND TESCO/LIDLE SUPERMARKETS (1 MILE).**
- **SOUGHT AFTER CUL-DE-SAC AT CENTRE OF JOHNSTOWN.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE 'CK'S' CONVENIENCE STORE AND PETROL FILLING STATION.**
- **CLOSE TO CENTRE OF JOHNSTOWN.**

**No 9 Glantawelan**  
Johnstown  
Carmarthen SA31 3JA

**£259,950** 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.

An attractive well presented conveniently situated traditionally built (Circa 1981/1982) **3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** having attractive part brick elevations situated in a **sought after area** towards the beginning of an established cul-de-sac of varying types and designs (bus route) **just off the centre of Johnstown** within a relatively level short walking distance of the local Nursery School, Johnstown Primary School, 'CK's' Convenience Store and Petrol Filling Station/Sub Post Office and Public House at the centre of Johnstown enjoying ease of access to the A40 dual carriageway approximately 1 mile of the readily available facilities and services at the centre of the County and Market Town of Carmarthen. The property is also located within walking distance of the Leisure Centre on the 'Llansteffan Road' and via the Public Footpath through 'The Morfa' to Carmarthen Park and 'Tesco/Lidle' Supermarkets.

**IN SAME OWNERSHIP SINCE 1995. GAS C/H (NEW BOILER 2024). NO FORWARD CHAIN.**

**PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**7'11 (2.41M) CEILING HEIGHTS. TEXTURED AND COVERED CEILINGS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECESSED ENTRANCE PORCH** with sliding aluminium double glazed entrance door. Ceramic tiled floor. T&G boarded ceiling. Opaque double glazed entrance door and side screen to

**RECEPTION HALL 9' 5" (2.87m)** in depth with boarded effect laminate flooring. 1 Power point. Radiator. C/h thermostat/timer control.

**LOUNGE 17' 10" x 11' 11" (5.43m x 3.63m)** with radiator. Double aspect. 2 PVCu double glaze windows - picture window to fore. Feature marble fireplace incorporating a log effect gas fire. 2 Radiators. 9 Power points. 4 USB charger ports. 4'11" (1.5m) wide opening to

**DINING ROOM 9' 10" x 9' 10" (2.99m x 2.99m)** with PVCu double glazed picture window to fore. Radiator. 2 Power points. Door to

**FITTED KITCHEN 12' 3" x 9' 10" (3.73m x 2.99m)** with radiator. PVCu double glazed window. Part tiled walls. Extractor fan. Electricity consumer unit. 11 power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. PVCu part opaque double glazed door to side.

**INNER HALL** with boarded effect laminate flooring. Access via loft ladder to a partly boarded attic space with electric light.

**BUILT-IN AIRING LINEN COUPBOARD OFF** with slatted shelving. Wall mounted 'Vaillant' gas fired central heating combi boiler.

**BATHROOM 7' 10" x 7' 8" (2.39m x 2.34m) extending to 9'9" (2.97m)** with ceramic tiled floor. Radiator. Fully tiled walls. PVCu opaque double glazed window. Fitted wall mirror. 3-piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment. Shower enclosure with electric shower over.

**REAR BEDROOM 1 13' 10" x 10' 11" (4.21m x 3.32m)** overall slightly 'L' shaped with 2 Power points. PVCu double glazed picture window overlooking the rear garden. Radiator. 3 Fitted double wardrobes.

**REAR BEDROOM 2 12' x 10' 10" (3.65m x 3.30m)** overall slightly 'L' shaped with boarded effect laminate flooring. Radiator. PVCu double glazed picture window overlooking the rear garden. 2 Power points. Fitted wardrobe.

**SIDE BEDROOM 3 9' 10" x 7' 9" (2.99m x 2.36m)** with PVCu double glazed window. Radiator. 1 Power point. Fitted wardrobe.



## EXTERNALLY

Tarmacadamed entrance drive providing ample private car parking that leads to the garage. Front paved/decoratively stoned garden with herbaceous borders. There is to one side a 5'11 (1.5m) wide gated concreted pathway with herbaceous border with there being a path to the other side. There is to the rear a sunny south facing lawned garden that extends for a **depth of approximately 30ft (9.14m)** with steps leading up to a further lawned garden. Raised herbaceous borders. **OUTSIDE LIGHT.**

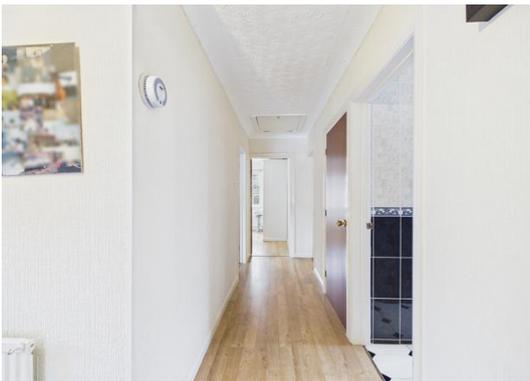
**ADJOINING GARAGE 16' 5" x 10' 2" (5.00m x 3.10m)** with power and lighting. Fitted shelving. 2 Power points. Water Tap. Up and over garage door.

**GARDEN STORESHED No 1 9' 10" x 7' 6" (2.99m x 2.28m)** timber framed with electricity connected.

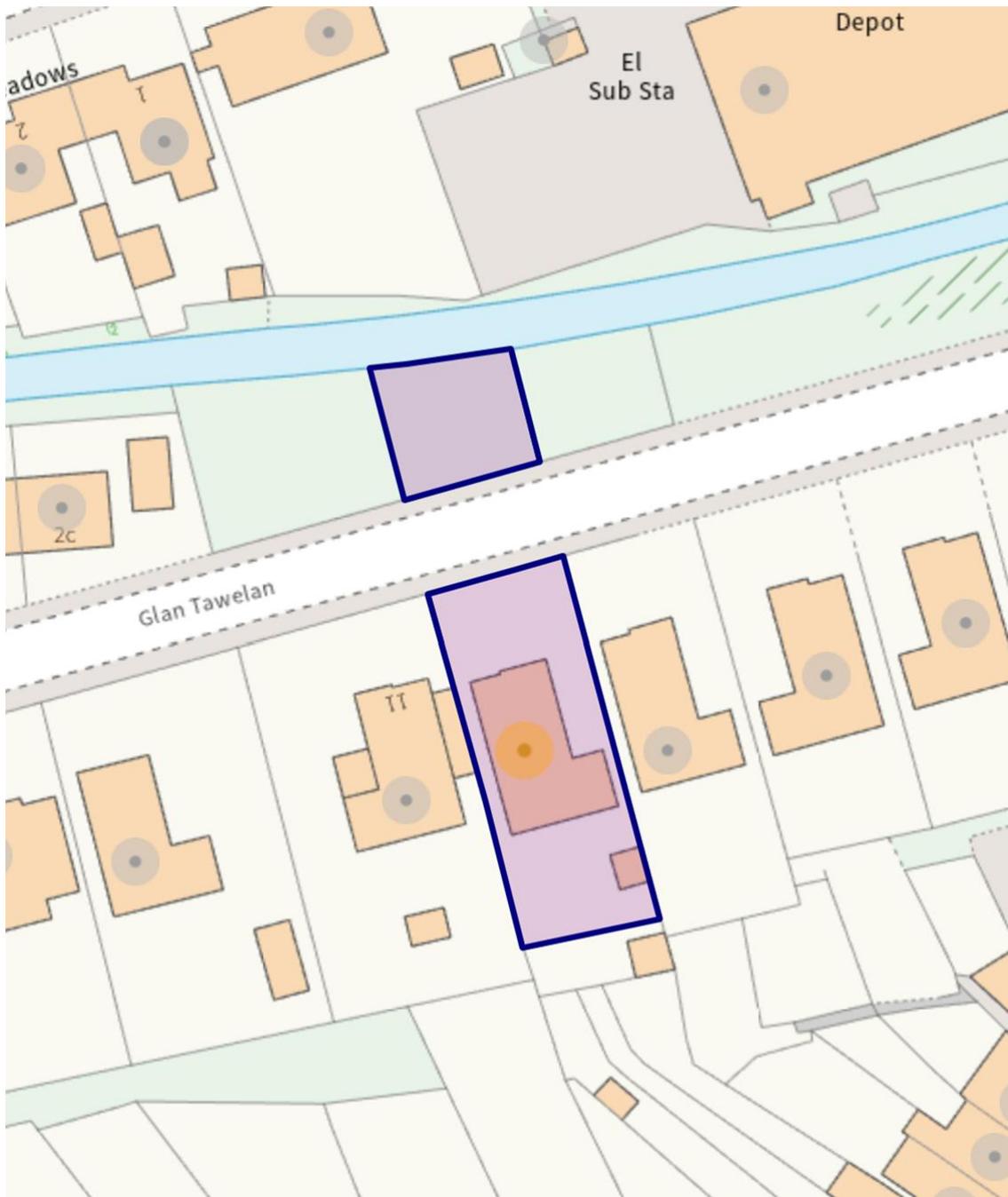
**GARDEN STORESHED No 2 (to upper garden) 9' 8" x 9' 8" (2.94m x 2.94m)** with double door access. Timber frame. Electricity connected.

**SUMMER HOUSE 7' 6" x 7' 6" (2.28m x 2.28m)** timber framed with electricity connected.

**ON THE OPPOSITE SIDE OF THE ROAD TO THE PROPERTY** lies a further lawned garden that abuts the 'Tawelan Brook' that has a frontage to the road of **44ft (13.4m) with an average depth of 35ft (10.66m)**. *This area of land subject to the necessary consents being obtained provides discerning purchasers with the opportunity to create additional parking and or a garage if so desired.*







**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - From the **centre of Johnstown** 'Glantawelan' is located by **turning off 'Heol Salem'** **opposite** 'Pondside' and Johnstown Park. Travel a little way into 'Glantawelan' and the property is the **5<sup>th</sup> property on the left hand side.**

**ENERGY EFFICIENCY RATING:** - D (65).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0977-1210-8905-4012-0800.

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

**COUNCIL TAX:** – BAND E 2025/26 = £2,767.19p. *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

05.03.2026 - REF: 7216