



- MIDDLE LINK 'MEWS' style HOUSE.
- GAS C/H - NEW BOILER 2023.
- ALLOCATED CAR PARKING SPACE.
- EASE OF ACCESS TO THE A40/A48 TRUNK ROADS.
- 2 DOUBLE BEDROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE 'SPAR' SHOP, SCHOOLS AND LEISURE CENTRE.
- 1.5 MILES CARMARTHEN TOWN CENTRE.

**No 6 Plas Ystrad  
Johnstown  
Carmarthen SA31 3PH**

**£149,950 OIRO  
FREEHOLD**

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A most conveniently situated **2 DOUBLE BEDROOMED MIDDLE LINKED** (1 of 3) '**Mews' style HOUSE** situate set back off the middle 'Courtyard' occupying part of the site of the former Servants Quarters to 'Ystrad Mansion' located bordering 'Ystrad Woods' within **walking distance** of the 'Spar' Shop, Primary/Secondary Schools and Leisure Centre on the 'Llansteffan Road' approximately **1.5 miles** 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.

**GAS CENTRAL HEATING** with thermostatically controlled radiators - **NEW BOILER 2023.**

**TREATED TIMBER 'SASH' DOUBLE GLAZED WINDOWS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**SMOOTH SKIMMED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.**



**ENTRANCE HALL** with staircase to First Floor. Double glazed/panelled door to fore. Cloak hooks. Recessed downlighting. 2 Power points. Boarded effect laminate flooring.

**LOUNGE/DINING ROOM 17' 11" x 13' 5" (5.46m x 4.09m)** with boarded effect laminate flooring. 2 Radiators. Recessed downlighting. Double glazed/panelled door and side screens to and overlooking the communal garden area at the rear. TV and telephone points. 8 Power points. C/h timer control.

**WALK-IN UNDERSTAIRS STORAGE CUPBOARD** with electricity consumer unit. Electric light.

### **FITTED KITCHEN/BREAKFAST ROOM 11' 3" x 10' 6" (3.43m x 3.2m)**

with double glazed 'sash' window to fore. Vinyl floor covering. Radiator. Recessed downlighting. Range of fitted base and eye level 'William Ball' contemporary kitchen units incorporating a sink unit, gas hob, electric oven, integrated washing machine, fridge and freezer, canopied cooker hood and breakfast bar. 10 Power points plus fused points. 'BAXI Assure' wall mounted gas fired central heating combi boiler (2023).

### **FIRST FLOOR**

**LANDING** with 2 power points. Mains smoke detector.

**FRONT BEDROOM 1 11' 4" x 10' 5" (3.45m x 3.17m)** with radiator. Double glazed 'sash' window. 8 Power points.

**BATHROOM 9' 5" x 6' 8" (2.87m x 2.03m)** overall 'L' shaped with opaque double glazed window. Extractor fan. Radiator. Wall light. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with electric shower over, curtain and rail. Part tiled walls. Vinyl floor covering.

**FITTED AIRING/LINEN CUPBOARD** over stairwell with radiator. Slatted shelving.

**REAR BEDROOM 2 17' 10" x 9' 8" (5.43m x 2.94m)** with 2 double glazed 'sash' windows. Radiator. 10 Power points. TV and telephone points.

### **EXTERNALLY**

**Allocated brick paved car parking space.** In addition there are brick paved **visitor parking spaces**. Communal gardens **maintained** by the Management Company.







**DIRECTIONS:** - From **Carmarthen** take the **A40 trunk road** west towards **St. Clears** and having **past** the entrance to 'B&Q', **exit the A40 after the underpass - signposted B4312 for Johnstown**. At the junction **turn right for Llansteffan** continuing **past** the right hand turning for 'Alltynap Road' and 'Trinity Playing Fields'. **Opposite** the 'Spar' Shop **turn right into 'Lon y Plas'** and take the **second right turning** into '**Coed y Plas**'. **Travel 200 metres** up a rise and the entrance to '**Llys Ystrad**' and '**Plas Ystrad**' will be found on **your left**. **No 6 'Plas Ystrad'** being found to the **rear of the four apartments** adjacent to the former Billiard Room to 'Plas Ystrad Mansion'.

**ENERGY EFFICIENCY RATING:** - C (77).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8911-6121-5090-9311-1996.

**SERVICE CHARGE:** - A Management Company has been established to manage the communal areas and there is a service charge to include the costs of cleaning/maintenance of all communal areas including the gardens/grounds, parking areas, Public Liability and external lighting which amounts to **approximately £30 per month**.

**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**

23.01.2026 - REF: 7187

Strictly by appointment with Gerald R Vaughan Estate Agents