



- WELL PRESENTED SEMI-DETACHED BUNGALOW.
- 3 BEDROOMS. 2 LIVING ROOMS.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- FIRST TIME ON THE MARKET SINCE 1965.
- SOUGHT AFTER AREA.
- NO FORWARD CHAIN. CAR PORT.
- FITTED KITCHEN/BREAKFAST ROOM.
- AMPLE PRIVATE CAR PARKING.
- LEVEL WALK 'SPAR' SHOP.

**No 11 Ystrad Drive**  
Johnstown  
Carmarthen SA31 3PG

**£250,000** OIRO  
FREEHOLD

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A most conveniently situated well presented traditionally built **3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED BUNGALOW** having attractive part brick elevations situated in a **much sought after area** on an established residential estate of varying types and designs being located on a **bus route** within a relatively **short level walk** of the local 'Spar' shop/convenience store, is within walking distance of the Leisure Centre.

'Q.E. High' Secondary School and 'Trinity Fields' Recreational Ground, is within walking distance of Johnstown Primary School (0.75 mile) and is located 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 and A48 trunk roads.

**FIRST TIME ON THE MARKET SINCE 1965. NO FORWARD CHAIN.**

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

**PLASTIC FASCIA AND SOFFIT. ARTEX AND COVED CEILINGS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

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



**RECEPTION HALL** PVCu part double glazed entrance door with stained glass/leaded effect lights to outside.

**FRONT BEDROOM 1** 9' 5" x 7' 10" (2.87m x 2.39m) with 2 power points. Radiator. PVCu double glazed window with a view towards 'Ystrad Woods'.

**INNER HALL** 8' 6" x 5' 2" (2.59m x 1.57m) with radiator. Access via retractable loft ladder to the attic space. 1 Power point. Telephone point. Glazed double doors to the lounge. C/h thermostat control.

**BUILT-IN AIRING/LINEN CUPBOARD OFF** with slatted shelving. 1 Power point.

**BUILT-IN STORE CUPBOARD OFF** with electric consumer unit.

**FRONT BEDROOM 2** 8' 7" x 7' 11" (2.61m x 2.41m) with boarded effect laminate flooring. Radiator. PVCu double glazed window with a view towards 'Ystrad Woods'. 1 Power point.

**FRONT BEDROOM 3** 12' 1" x 10' 5" (3.68m x 3.17m) plus fitted floor to ceiling wardrobes with sliding mirrored doors. Boarded effect laminate flooring. PVCu double glazed picture window with a view towards 'Ystrad Woods'. 3 Power points. Radiator.

**LOUNGE** 16' 7" x 14' 1" (5.05m x 4.29m) overall slightly 'L' shaped with feature fireplace. Telephone point. TV aerial cable. 4 Power points. Radiator. Feature stained glass/leaded effect window. Sliding aluminium double glazed patio door to

**SUN LOUNGE** 14' 6" x 8' 3" (4.42m x 2.51m) with ceramic tiled floor. 1 Wall of exposed brick. 2 Wall light fittings. 4 Power points. PVCu double glazed window overlooking the rear garden. PVCu double glazed double French doors to and overlooking the rear garden.

**SHOWER ROOM** 6' 2" x 5' 5" (1.88m x 1.65m) with fully tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. Shaver point. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Shower enclosure with electric shower over and shower door.

**DINING ROOM** 10' 8" x 7' 3" (3.25m x 2.21m) with PVCu double glazed window. Radiator. 1 Wall boarded. 2 Power points. 3' 10" (1.17m) Wide archway to

**FITTED KITCHEN/BREAKFAST ROOM** 16' x 8' 1" (4.87m x 2.46m) with tile effect laminate flooring. PVCu double glazed picture window overlooking the rear garden. Radiator. Part tiled walls. 7 Power points. Range of fitted base and eye level light oak effect kitchen units incorporating a double drainer sink unit and glazed display units. PVCu double glazed door to the Car Port. Opening to



**UTILITY AREA 8' x 6' 6" (2.44m x 1.98m)** with fully tiled walls. Ceramic tiled floor. Plumbing for washing machine. 5 Power points plus fused point. Base and eye level kitchen units incorporating a sink unit. Cooker hood. PVCu double glazed window to fore. PVCu opaque double glazed door to rear

### EXTERNALLY

Brick paved entrance drive that leads to the Car Port and provides ample private car parking. Open plan decoratively stoned front garden with ornamental shrubs. Gated pathway to side. Rear enclosed close boarded fenced lawned garden with herbaceous borders and ornamental shrubs and 'Presscrete' patio area. **The rear garden extends for a depth of approximately 56' (17.07m).** **2 STORE SHEDS. CAR PORT.**







**DIRECTIONS:** - From the **centre of Johnstown** take the '**Llansteffan Road**' (**B4312**) travelling over the '**fly-over**' and **past** the right hand turning for 'Alltyncnap Road' and 'Trinity Playing Fields'. Continue **past** the 'Spar' shop/convenience store and entrance to 'Q.E. High' Secondary School and **turn next right** into '**Ystrad Drive**'. Travel to the '**T**' **junction** and **turn left** and the property is the **fifth on the left hand side before** the right hand bend.

**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:** -

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

**COUNCIL TAX:** - BAND D 2024/25 = £2,085.41p. *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**

17.01.2025 - REF: 6985

Strictly by appointment with Gerald R Vaughan Estate Agents