

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Land Agents
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Est. 1998

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- CONVENIENTLY SITUATED SEMI-DETACHED BUNGALOW.
- 2 DOUBLE BEDROOMS. CONSERVATORY.
- AMPLE PRIVATE CAR PARKING.
- CLOSE TO LEISURE CENTRE.
- SOUGHT AFTER AREA.
- NO FORWARD CHAIN. GAS C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- LEVEL WALK 'SPAR' SHOP.
- 1 MILE CARMARTHEN TOWN CENTRE.

No 9 Ystrad Drive
Johnstown
Carmarthen SA31 3PG

£219,950 OIRO
FREEHOLD

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



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 traditionally built (1965) **2 DOUBLE BEDROOMED SEMI-DETACHED BUNGLOW** having attractive brick elevations situated in a much sought after area on an established residential estate of varying types and designs being located on a **regular 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.

WE ARE INFORMED THAT THE PROPERTY WAS SMOKE DAMAGED IN 2022.

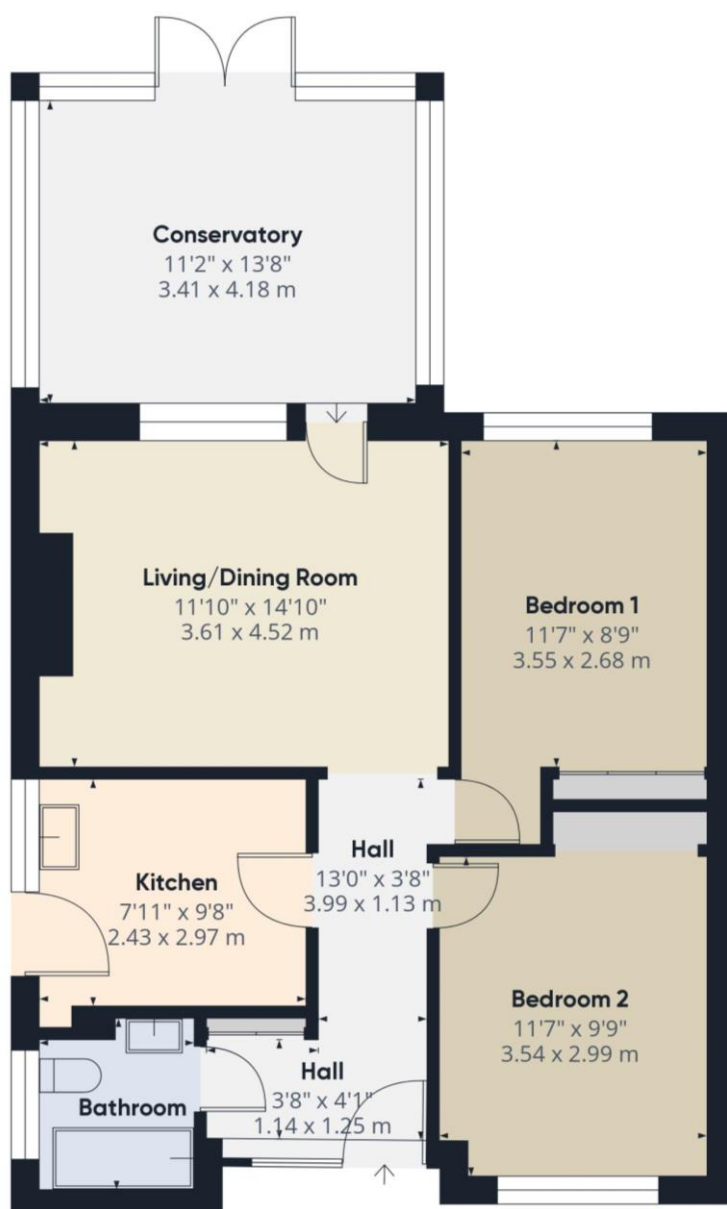
GAS C/H. PVCu DOUBLE GLAZED WINDOWS. NO FORWARD CHAIN.

CAVITY WALL INSULATION. PLASTIC FASCIA AND SOFFIT. COVED CEILINGS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

FIRST TIME ON THE MARKET SINCE 2007.

APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2022 THE BATHROOM HAS BEEN COMPLETELY REFURBISHED AND THE KITCHEN UPDATED TOGETHER WITH A NEW BOILER BEING PROVIDED IN 2024.



RECESSED CANOPIED ENTRANCE PORCH with PVCu double glazed entrance door and part double glazed side screen to

RECEPTION HALL 13' 3" x 7' 11" (4.04m x 2.41m) overall 'L' shaped with C/h thermostat/timer control. 2 Power points. Boarded effect laminate flooring. Radiator. 3' 10" (1.17m) Wide opening to the living room. Access to loft space via retractable loft ladder that has the wall mounted gas fired central heating boiler.

FITTED CUPBOARD OFF housing the electricity consumer unit and meter. 2 Power points. Folding double doors.

BATHROOM 6' 3" x 5' 4" (1.90m x 1.62m) overall with boarded effect vinyl floor covering. PVCu opaque double glazed window. Towel warmer ladder radiator. Tile effect waterproof panelled walls. 3 Piece suite in white comprising panelled bath, WC and pedestal wash hand basin.

FITTED KITCHEN 9' 8" x 7' 10" (2.94m x 2.39m) with laminated/tiled flooring. Part tiled walls. 10 Power points. PVCu part double glazed entrance door and window to side. Provision for gas cooker. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit.

LIVING/DINING ROOM 14' 10" x 11' 10" (4.52m x 3.60m) with boarded effect laminate flooring. Radiator. 8 Power points. PVCu double glazed window. PVCu double glazed door to

CONSERVATORY 13' 9" x 11' 2" (4.19m x 3.40m) PVCu double glazed on a dwarf brick wall under a polycarbonate roof. 8 Power points. Radiator. Boarded effect laminate flooring. PVCu double glazed double French doors to and overlooking the rear garden.

REAR BEDROOM 1 8' 10" x 11' 9" ext. to 14' 9" (2.69m x 3.58m ext. to 4.5m) with 2 Power points. Radiator. Fitted linen cupboard/wardrobe with pair of folding doors and slatted shelving.

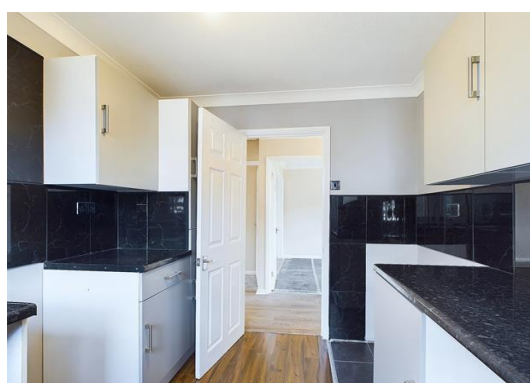
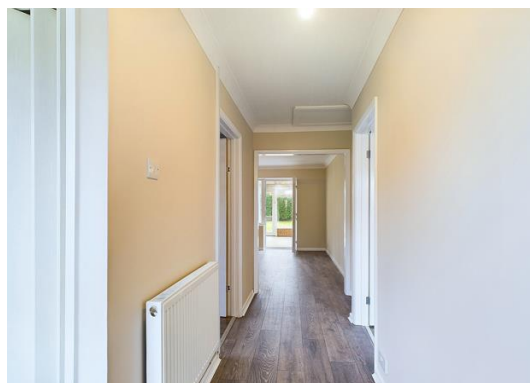
FRONT BEDROOM 2 11' 9" x 9' 11" (3.58m x 3.02m) with radiator. 4 Power points. PVCu double glazed picture window with a **view** towards 'Ystrad Woods'. Open fronted built-in wardrobe off with hanging rail.

EXTERNALLY

Open plan front lawned garden. Side tarmacadamed entrance drive providing private car parking that leads to the garage. Gated side pathway. Rear lawned garden measuring **approximately 55' x 45' (16.76m x 13.72m) average** incorporating a paved sun terrace and herbaceous borders. **OUTSIDE WATER TAP.**

GARDEN STORE SHED in disrepair

DETACHED GARAGE 18' x 8' 11" (5.48m x 2.72m) concrete block built. Power and lighting. Personal door. Up-and-over garage door.







DIRECTIONS: - From the **centre of Johnstown** take the '**Llansteffan Road**' (B4312) travelling **over** the 'fly-over' and **past** the right hand turning for 'Alltynap 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 **fourth 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 (metered), 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

Strictly by appointment with Gerald R Vaughan Estate Agents

01.02.2025 - REF: 6998