

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- MODERN DETACHED BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- LEVEL WALKING DISTANCE CENTRE OF JOHNSTOWN.
- 1 MILE LEISURE CENTRE, 'Q.E. HIGH SECONDARY SCHOOL', 'UWTS'D', 'S4C' AND 'PARC DEWI SANT'.
- 3 BEDROOMS. 2 WC's. GAS C/H.
- NO FORWARD CHAIN.
- ON BUS ROUTE.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- 1 MILE OF CARMARTHEN TOWN CENTRE.

No 33 Cilddewi Park
Johnstown
Carmarthen SA31 3HP

£245,000 OIRO
FREEHOLD

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

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The Property
Ombudsman

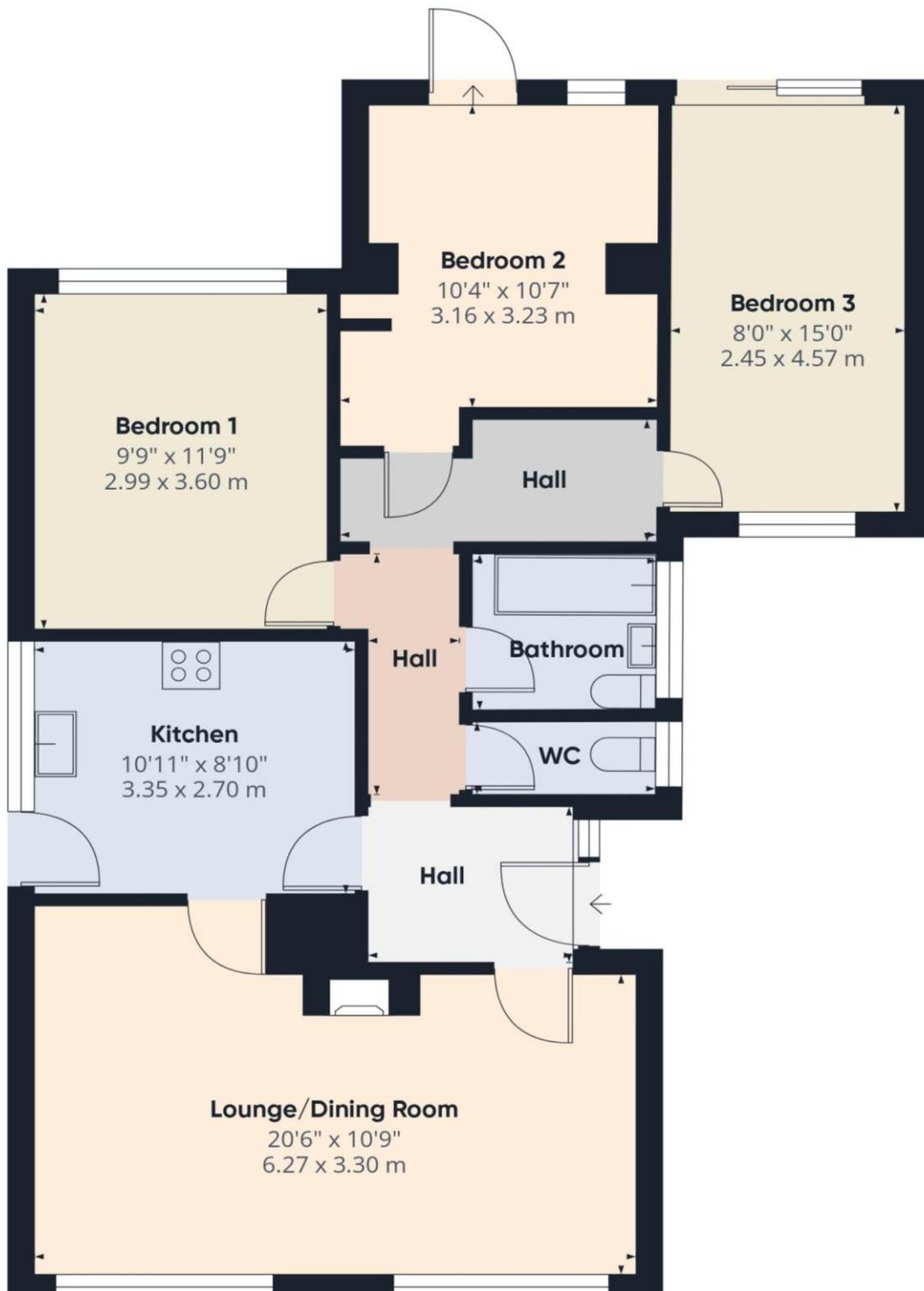
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.

*A most conveniently situated traditionally built **3 BEDROOMED DETACHED BUNGALOW** located on an established estate of similar type dwellings being located on a **regular bus route** within a **relatively level walk of the Primary School, Petrol Filling Station/Convenience Store and Public House at the centre of Johnstown** 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 **'UWTSD', 'Parc Dewi Sant', 'Canolfan S4C Yr Egin', 'Q.E. High' Secondary School and the Leisure centre on the 'Llansteffan Road'** and the **A40/A48 trunk roads**.*

NO FORWARD CHAIN. GAS C/H with thermostatically controlled radiators.

PVCu DOUBLE GLAZED WINDOWS. TEXTURED CEILINGS - some coved.

PLASTIC FASCIA and SOFFITS. FITTED CARPETS ARE INCLUDED.



SIDE RECESSED ENTRANCE PORCH with tiled floor. PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL 7' 1" x 5' 4" (2.16m x 1.62m) with C/h thermostat control. 2 Power points. Fitted floor to ceiling cupboard.

LOUNGE/DINING ROOM 20' 8" x 13' 3" (6.29m x 4.04m) overall slightly 'L' shaped with 2 radiators. Dado rail. 2 PVCu double glazed picture windows to fore. 7 power points. TV point. Feature tiled fireplace with marble hearth. Door to

FITTED KITCHEN 10' 11" x 8' 10" (3.32m x 2.69m) with part tiled walls. Ceramic tiled floor. Radiator. PVCu double glazed window. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, gas hob with stainless steel splashback and canopied cooker hood. PVCu part opaque double glazed door to outside. 6 power points plus fused point.

FITTED AIRING CUPBOARD with 1 power. Slatted shelving. Wall mounted 'Worcester' gas fired central heating boiler. C/h timer control.

INNER HALL with radiator. Access to the loft space.

SEPERATE WC with part tiled walls. PVCu opaque double glazed window. Radiator. 2 Piece suite comprising wash hand basin and WC.

BATHROOM 5' 9" x 5' 5" (1.75m x 1.65m) with radiator. Part tiled walls. PVCu opaque double glazed window. 3 piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

REAR BEDROOM 1 11' 10" x 9' 10" (3.60m x 2.99m) with radiator. PVCu double glazed picture window overlooking the rear garden.. Telephone point. 3 Power points.

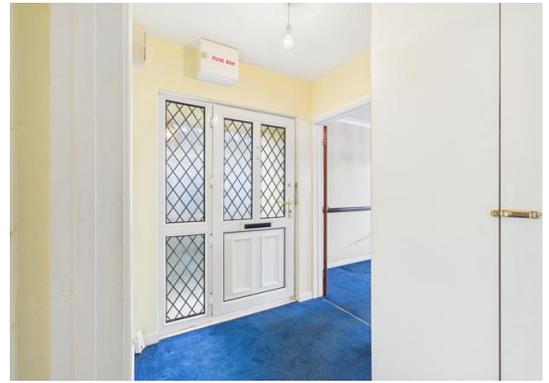
INNER HALL with cloak hooks. Glazed doors to

REAR BEDROOM 2 10' 4" x 11' 7" (3.15m x 3.53m) extending to 12' (3.65m) with 4 power points. Radiator. PVCu double glazed window. PVCu double glazed 'french' door to outside.

SIDE BEDROOM 3 15' 1" x 8' 1" (4.59m x 2.46m) *formerly the garage* with boarded effect laminate flooring. Radiator. Double aspect. PVCu double glazed window to fore. PVCu double glazed sliding patio door to rear. 6 power points.

EXTERNALLY

Dwarf walled paved front garden. Side concreted entrance drive that provides ample private car parking. There is to the rear a walled paved garden measuring 34' x 21' with a door that leads to a further enclosed former vegetable garden.







DIRECTIONS: - From the **centre of Johnstown** travel along '**Heol Salem**' **past** the entrance to the Primary school, **around the sharp right hand bend** and **turn next left** off '**Millbank Road**' into '**Cilddewi Park**'. Continue around the right hand bend and the property will be found **half way along** on the **left hand side** and **before** the right hand turning.

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. 2025/26 = £2,264.07p. **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

26.02.2026 - REF: 7211