

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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- WELL PRESENTED MODERNISED AND UPDATED MIDDLE LINK HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LEISURE CENTRE, 'Q.E. HIGH' AND 'SPAR' SHOP.
- WALKING DISTANCE JOHNSTOWN PRIMARY SCHOOL (0.75 MILE).
- 3 BEDROOMS. GAS C/H.
- FULLY INSULATED PURPOSE BUILT BUILDING TO THE GARDEN 12' 6" x 12' (3.81m x 3.66m).
- FRONT GARDEN WITH SCOPE TO CREATE PRIVATE PARKING - STP.
- 1.5 MILES CARMARTHEN TOWN CENTRE.

No 22 Glan yr Ystrad
Johnstown
Carmarthen SA31 3NY

£175,000 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 very well presented **modernised and updated 3 BEDROOMED MIDDLE LINKED HOUSE** having an attractive part brick facade situated set slightly back off and above an established cul-de-sac of similar type dwellings **just off a regular bus route** within **walking distance** of the 'Spar' shop/convenience store, Leisure Centre and 'Q.E. High' Secondary School on the 'Llansteffan Road', is within **0.75 of a mile of the Primary School and 'C.K.'s Convenience Store/Petrol Filling Station in the centre of Johnstown** and the property is located within **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 and A48 trunk roads.*

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

PLASTIC FASICAS. PINE PANELLED/GLAZED INTERNAL DOORS.

SMOOTH SKIMMED/TEXTURED AND COVED CEILINGS.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED SINCE 2014/2015 TO INCLUDE SOME NEW EXTERNAL DOORS AND WINDOWS, ELECTRICAL RE-WIRING, NEW BATHROOM FITMENTS, NEW CENTRAL HEATING BOILER (2019), PROVISION OF A NEW INSULATED BUILDING TO THE GARDEN ETC.

ENTRANCE HALL with electric and gas meters. PVCu part opaque double glazed entrance door and side screen. Glazed/panelled door to

RECEPTION HALL with radiator. Staircase to first floor. 1 Power point. C/h thermostat control. Boarded effect vinyl floor covering.

LIVING ROOM 13' 9" x 12' 6" (4.19m x 3.81m) overall slightly 'L' shaped with boarded effect vinyl flooring. Radiator. 6 Power points. PVCu double glazed window. 3' 3" (.99m) Wide opening to

DINING ROOM 10' 2" x 8' (3.10m x 2.44m) with boarded effect vinyl flooring. Radiator. 6 Power points. Sliding PVCu double glazed patio door to outside.

FITTED KITCHEN 11' 6" x 7' 3" (3.50m x 2.21m) with tile effect laminate flooring. PVCu double glazed window. Plumbing for dishwasher and washing machine. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit. 13 Power points.

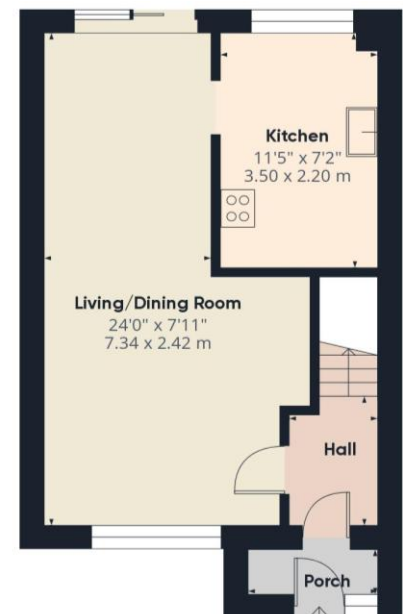
FIRST FLOOR - moulded white panel effect doors

LANDING with access to loft space. 1 Power point.

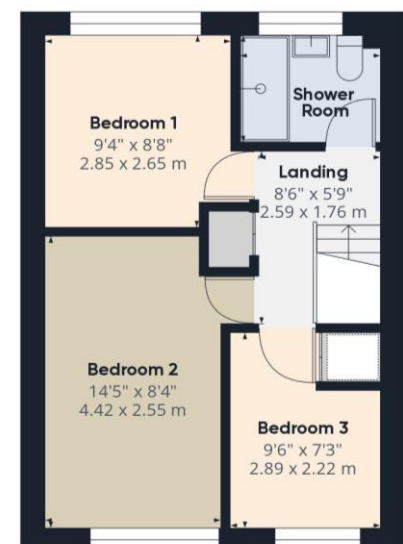
BUILT-IN AIRING/LINEN CUPBOARD with 'Baxi duo-tec' wall mounted gas fired central heating combi boiler. Slatted shelving.

SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m) with ceramic tiled floor. PVCu opaque double glazed window. Fully tiled walls. Extractor fan. 2 Piece suite in white to fitted bathroom furniture incorporating a WC and wash hand basin. Chrome towel warmer ladder radiator. 5' 6" (1.68m) Wide shower tray with shower screen and dual head plumbed in shower over.

REAR BEDROOM 1 9' 6" x 8' 10" ext. to 9' 10" (2.89m x 2.69m ext. to 3m) with boarded effect laminate flooring. Radiator. PVCu double glazed window. 4 Power points.



Ground Floor



Floor 1

REAR BEDROOM 2 14' 8" x 8' 5" (4.47m x 2.56m)

into arched recess suitable for the provision of fitted wardrobes. 6 Power points. Boarded effect vinyl floor covering. Radiator. PVCu double glazed window with a view.

FRONT BEDROOM 3 9' 8" x 7' 3" (2.94m x 2.21m)

overall 'L' shaped with PVCu double glazed window with a view. Telephone point. 3 Power points.

BUILT-IN WARDROBE/CUPBOARD OFF

over the stairwell.

EXTERNALLY

Unrestricted 'on-street' parking available immediately to fore. Open plan front lawned garden that, **subject to the necessary consents being obtained**, could be adapted to incorporate private car parking. Enclosed rear garden with a door to the rear pedestrian 'service' lane.

PURPOSE BUILT FULLY INSULATED MULTI-PURPOSE BUILDING 12' 6" x 12' (3.81m x 3.65m)

presently sub-divided into three sections that could be used as a Cattery, Kennel or adapted to a home office.





DIRECTIONS: - From the **traffic lights** at the **centre of Johnstown** take the **'Llansteffan Road'** continuing over the **'fly-over'**. Travel **past** the right hand turnings for 'Allt y Cnap Road', 'Trinity' Playing Fields and 'Spar' shop and **turn right opposite** the Secondary School/Leisure Centre into 'Ystrad Drive'. Travel to the **T-junction** and **turn right** into 'Heol Drindod' and **follow the road around** to the left **passing** the left hand turning for 'Heol Morfa Brenin' and 'Glan yr Ystrad' is the **next left hand turning before** you enter 'Cwm Ystrad Park'. Continue two thirds of the way into 'Glan yr Ystrad' and the property will be found on the **right hand side**.

ENERGY EFFICIENCY RATING: - C (75).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -8181-7726-0240-5138-5922.

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

Strictly by appointment with Gerald R Vaughan Estate Agents

15.01.2025 - REF: 6988

Details amended – 23.06.25