

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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Est. 1998

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- MODERN DETACHED BUNGALOW.
- FIRST TIME ON THE 'OPEN MARKET'.
- 3 BEDROOMS. GAS C/H.
- ON REGULAR BUS ROUTE.
- 1 MILE CARMARTHEN TOWN CENTRE.

- NO FORWARD CHAIN.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CENTRE OF JOHNSTOWN.
- 1 MILE LEISURE CENTRE, 'Q.E. HIGH SCHOOL,' 'UWTSO,' 'S4C' AND 'PARC DEWI SANT.'

**No 25 Cilddewi Park**  
Johnstown  
Carmarthen SA31 3HP

**£210,000** 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.



An attractive most conveniently situated traditionally built (1972) **improvable 3 BEDROOMED DETACHED BUNGALOW** situated 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/'Nisa Local'/'C.K's' 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.

**FIRST TIME ON THE MARKET SINCE 1972. NO FORWARD CHAIN.**

**GAS C/H. PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**7' 8" (2.34m) CEILING HEIGHTS. IN NEED OF MODERNISATION.**

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

**SIDE ENTRANCE VESTIBULE** with terrazzo tiled floor. Opaque aluminium double glazed entrance door and side screen. Electric meter. Opaque single glazed door and side screen to

**RECEPTION HALL 9' 5" x 4' 10" (2.87m x 1.47m)** with telephone point. 1 Power point.

**LOUNGE 17' 2" x 11' 7" (5.23m x 3.53m)** with C/h thermostat control. TV aerial cable. Radiator. PVCu double glazed picture window to fore. 3 Power points. Feature fireplace. 5' 1" (1.55m) Wide opening to

**DINING ROOM 10' 2" x 9' 10" (3.10m x 2.99m)** with radiator. PVCu double glazed picture window to fore. 2 Power points. Door to

**KITCHEN 12' 3" x 10' 1" (3.73m x 3.07m)** overall with part tiled walls. Radiator. Range of fitted base and eye level kitchen units incorporating a sink unit and cooker hood. Secondary glazed aluminium window in a hardwood surround. PVCu opaque double glazed door to rear - **presently not accessible**. Plumbing for washing machine. 6 Power points. Tile effect vinyl floor covering.

**FITTED CUPBOARD** housing the 'Baxi Duo-tec' gas fired central heating boiler. 1 Power point. C/h timer control.

**INNER HALL** with opaque glazed door to the Reception Hall. Radiator. Access to the loft space.

**SHOWER ROOM 6' 10" x 5' 11" (2.08m x 1.80m)** with tile effect vinyl floor covering. Part tiled walls. 2 Piece coloured suite comprising bidet and pedestal wash hand basin. Shaver point. Provision for radiator. PVCu opaque double glazed window. Part waterproof panelled walls. Shower enclosure with fitted seat, plumbed-in shower over and folding door.





**SEPARATE WC** with tile effect vinyl floor covering. Part tiled walls. PVCu opaque double glazed window. 2 Piece coloured suite comprising wash hand basin and WC. Fitted wall mirror.

**SIDE BEDROOM 1** 12' 3" x 9' (3.73m x 2.74m) with radiator. 2 Power points. PVCu double glazed window.

**REAR BEDROOM 2** 12' 5" x 10' 7" (3.78m x 3.22m) with radiator. PVCu double glazed window. 2 Power points. Telephone point.

**REAR BEDROOM 3** 9' 5" x 8' (2.87m x 2.44m) plus fitted wall to wall/floor to ceiling wardrobes. Radiator. 2 Power points. Single glazed pine sliding window and glazed sliding pine door to

**SUN ROOM** 11' 10" x 7' (3.60m x 2.13m) with ceramic tiled floor. PVCu double glazed window. 2 Power points. PVCu opaque double glazed French doors and sidescreens to and overlooking the rear garden.

### **EXTERNALLY**

Part decoratively walled front paved garden with herbaceous borders. Side concreted entrance drive that leads to the garage and provides ample private car parking. Gated pathway to the other side. Sunny south facing rear lawned garden with paved areas and herbaceous borders. **OUTSIDE LIGHT and WATER TAP. GREENHOUSE.**

**ADJOINING GARAGE** 15' 7" x 8' 5" (4.75m x 2.56m) with power and lighting. Concrete block built. Gas meter. 1 Power point. Up-and-over garage door. Glazed/panelled door to rear.

**ADJOINING HALL** with door to outside. Single glazed window. Fitted shelving. Opening to

**WORKSHOP/GARDEN STORE SHED** 9' 5" x 4' 10" (2.87m x 1.47m) concrete block built. Opaque single glazed window. Fitted shelving.









**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 'Cild Dewi Park.' Continue **around the right hand bend** and the property will be found a little further along on the **left hand side**.

**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

03.04.2025 - REF: 7013