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Residential, Rural
& Commercial
Properties

GERALD R.
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• ESTATE AGENTS •

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Est. 1998

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- **VERY WELL PRESENTED MODERN DETACHED BUNGALOW.**
- **3 BEDROOMS. 3 LIVING ROOMS. GAS C/H.**
- **HOME OFFICE/STUDY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SOUGHT AFTER RESIDENTIAL ESTATE IN CENTRE OF JOHNSTOWN.**
- **DECEPTIVELY LARGE LIGHT AND AIRY VERSATILE ACCOMMODATION.**
- **2 BATHROOMS/WC's.**
- **PRIVATE SUNNY SOUTH FACING EASILY MANAGEABLE REAR GARDEN.**
- **WALKING DISTANCE 'C.K.'s' CONVENIENCE STORE AND PETROL FILLING STATION.**

No 23 Glantawelan
Johnstown
Carmarthen SA31 3JA

£349,950 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.

An attractive most conveniently situated very well presented traditionally built (kitchen/utility room timber framed) (early to mid 1980's) **3 BEDROOMED/3 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE** affording **versatile deceptively large light and airy accommodation** that has been extended to the side and rear having attractive part brick elevations situated in a **sought after area** on an established cul-de-sac of varying types and designs (regular bus route) **just off the centre of Johnstown** within a relatively **level short walking distance of the local Nursery School, Johnstown Primary School, 'C.K.'s' convenience store and petrol filling station/sub Post Office and Public House** at the centre of Johnstown, enjoying **ease of access** to the A40 dual carriageway **approximately 1 mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property is within **walking distance** of the Leisure Centre on the 'Llansteffan Road' and via the Public Footpath through 'The Morfa' to Carmarthen Park and Tesco/Lidl Supermarkets.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE KITCHEN/UTILITY ROOM (TIMBER FRAMED CONSTRUCTION) EXTENSION WAS PROVIDED IN 2006, THE GARAGE WAS CONVERTED TO A MASTER BEDROOM SUITE IN 1992 AND THE SUN LOUNGE WAS PROVIDED IN 2017.

GAS C/H with thermostatically controlled radiators - **NEW BOILER NOVEMBER 2025.**

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED/TEXTURED/COVED CEILINGS.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.



SIDE RECESSED ENTRANCE PORCH with exposed brick walls. Ceramic tiled floor. PVCu part opaque double glazed double entrance doors. PVCu opaque double glazed door to

RECEPTION HALL 9' 6" x 5' 3" (2.89m x 1.60m) with 2 power points. Telephone point. C/h timer/thermostat control. Radiator with decorative cover.

LOUNGE 17' 11" x 11' 10" (5.46m x 3.60m) with double aspect. 2 Radiators. Feature 'Adam' style marbelised fireplace. PVCu double glazed picture window to fore. PVCu double glazed window to side. 10 Power points. TV point.

LIVING/DINING ROOM 22' 2" x 9' 9" (6.75m x 2.97m) with tile effect flooring to the dining area. PVCu double glazed window to fore. 2 Radiators. Boarded effect flooring to the living area. 4 USB charger ports. 10 Power points. TV point. 2 Wall light fittings. Range of fitted base and eye level units to the dining area with glazed display unit. **7' 11" (2.41m) Wide opening to**

FITTED KITCHEN 12' 3" x 8' 7" (3.73m x 2.61m) with tile effect flooring. Recessed downlighting to **11' 7" (3.53m) high vaulted ceiling** with double glazed 'Velux' window. Part tiled walls. PVCu double glazed window to rear. PVCu double glazed door to rear. Range of fitted base and eye level kitchen units incorporating a sink unit, canopied cooker hood, integrated fridge, freezer and dishwasher. 'Rangemaster' dual fuel (electric and gas) cooking range. 7 Power points plus fused point. Under pelmet lighting. Door to

UTILITY ROOM 8' 8" x 7' 9" (2.64m x 2.36m) with tile effect flooring. Radiator. 6 Power points. Plumbing for washing machine. PVCu double glazed window to fore. PVCu part double glazed door to side. Worksurface. Fitted floor to ceiling cloaks/floor store cupboard with sliding double doors. Wall mounted Worcester gas fired central heating combi boiler (2025).

INNER HALL 11' 2" x 3' 8" (3.40m x 1.12m) with access to part boarded loft space. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF with radiator. Cloak hooks. Slatted shelving.



BATHROOM 7' 11" x 7' 6" (2.41m x 2.28m) ext. to 9' 8" (2.95m) with vinyl floor covering. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Fully tiled walls. Extractor fan. 3 Piece suite in white comprising panelled corner bath, WC and wash hand basin with fitted storage cupboard beneath. Shower enclosure with electric shower over (2025) and shower door.

REAR BEDROOM 1 13' 11" x 9' 9" (4.24m x 2.97m) with 2 power points. Fitted floor to ceiling wardrobes with sliding doors - 2 mirrored. Radiator. PVCu double glazed window overlooking the rear garden.

HOME OFFICE/STUDY 9' 9" x 7' 4" (2.97m x 2.23m) with boarded effect laminate flooring. 2 Power points. Radiator. PVCu double glazed window to side. Door to

MASTER BEDROOM SUITE COMPRISING: -

MASTER BEDROOM 2 10' x 10' 3" (3.05m x 3.12m) ext. to 16' 2" (4.93m) overall 'L' shaped with 6 power points. Telephone point. Radiator. Access to loft space. PVCu double glazed sliding double doors to and overlooking the rear garden.

EN-SUITE SHOWER ROOM 5' 7" x 5' 5" (1.70m x 1.65m) with ceramic tiled floor. Fully tiled walls. Towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Quadrant shower enclosure with plumbed-in dual head shower over and sliding shower door.

REAR BEDROOM 3 10' 9" x 10' 9" (3.27m x 3.27m) *presently utilised as a Study* with fitted floor to ceiling wardrobes with 3 sliding doors - 1 mirrored. Radiator. 2 Power points. Fitted shelving. Sliding PVCu double glazed door to

SUN LOUNGE 11' 10" x 10' 11" (3.60m x 3.32m) with engineered wood boarded effect flooring. 6 PVCu double glazed windows. PVCu tri-fold door to outside. Radiator. 8 Power points. 4 Wall light fittings. 9' 10" (3m) High vaulted ceiling with 2 double glazed 'Velux' windows.

EXTERNALLY

Open plan front garden. Side tarmacadamed entrance drive providing ample private car parking. Gated pathways to either side. Sunny south facing enclosed rear brick paved/paved garden with decorative stoned areas and raised beds. **OUTSIDE LIGHT, WATER TAP and POWER POINT.**

GARDEN STORE SHED 13' 8" x 7' 7" (4.16m x 2.31m)

SUMMER HOUSE 12' 4" x 9' (3.76m x 2.74m) with 2 double glazed windows. Double glazed double doors. Power and lighting. 4 Power points.

GREENHOUSE 10' x 8' (3.05m x 2.44m)







DIRECTIONS: - From the **centre of Johnstown** 'Glantawelan' is located by turning off '**Heol Salem**' **opposite** 'Pondside' and Johnstown Park. Travel **two thirds** of the way along '**Glantawelan**' and the property will be found on the **left hand side** **before** the 'hammerhead'.



ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7714-8085-4102-0103-0906.

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

COUNCIL TAX: – BAND E. 2025/26 = £ 2,767.19p. **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

27.01.2026 - REF: 7194