

**Sales & Lettings of
Residential, Rural
& Commercial
Properties**



**Valuers
Land Agents
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Est. 1998

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- MODERN DETACHED HOUSE.
- L.P. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE FOOD STORE, PETROL STATION, PRIMARY AND NURSERY SCHOOLS AT THE CENTRE OF JOHNSTOWN.
- 1 MILE CARMARTHEN TOWN CENTRE.
- 2 BEDROOMS. PRIVATE PARKING.
- FRONTING SMALL BRICK PAVED PRIVATE COURTYARD.
- WALKING DISTANCE 'Q.E. HIGH' SECONDARY SCHOOL AND THE LEISURE CENTRE.
- WALKING DISTANCE 'UWTSD', 'PARC DDEWI SANT' AND 'S4C'.

**No 1 Ty Gwyn Court,
Old Llansteffan Road, Johnstown,
Carmarthen SA31 3LZ**

**£159,950 OIRO
FREEHOLD**

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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 well presented modern traditionally built (1990) double fronted **2 BEDROOMED DETACHED HOUSE** having an attractive part stone facade being 1 of 4 similar type dwellings fronting onto a **small private brick paved courtyard** within **walking distance** of the Food Store/Petrol Filling Station and Public Houses at the centre of Johnstown, is within **walking distance** of 'Q.E. High' Secondary School and the Leisure Centre, is located within a **relatively level walk** of 'Tesco' Superstore via the tarmacadamed Public Footpath through 'Morfa Wetlands' and is located within **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/A48 trunk roads.

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

TEXTURED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.

ENTRANCE HALL with PVCu part opaque double glazed entrance door. PVCu opaque double glazed window. T&G boarded ceiling. Glazed door to

LOUNGE 16' 6" x 12' 6" (5.03m x 3.81m) with double aspect. 2 PVCu double glazed windows. PVCu double glazed double 'French' doors to and overlooking the side garden. 2 Radiators. Staircase to First Floor. TV point. **Archway** to

FITTED KITCHEN/DINING ROOM 16' 6" x 7' 4" (5.03m x 2.23m) with radiator. Part tiled walls. Plumbing for washing machine. PVCu double glazed window to fore. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob and cooker hood. Glazed door to the Lounge.

FIRST FLOOR - panelled doors.

LANDING with double glazed velux window. Radiator. 1 Power point.

FRONT BEDROOM 1 16' 6" x 7' 6" (5.03m x 2.28m) with radiator. PVCu double glazed window to fore. Double glazed velux window. 6 Power points.

BATHROOM 6' 5" x 6' 2" (1.95m x 1.88m) with radiator. Double glazed velux window. Fully tiled walls. Wall mounted electric heater. 3 Piece coloured suite comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over.

FRONT BEDROOM 2 9' 7" x 9' 2" (2.92m x 2.79m) with radiator. PVCu double glazed window. Access to loft space.

BUILT-IN CUPBOARD OFF over the stairwell with wall mounted L.P. gas fired central heating boiler. Double doors.



EXTERNALLY

One Designated **private car parking space**. Forecourt. Side paved terrace with garden area beyond. L.P. gas bottle store. OUTSIDE LIGHT.





DIRECTIONS: - From **Carmarthen town centre** travel down '**Monument Hill**' to the **traffic lights** at the centre of Johnstown. **Bear left towards Llansteffan**. Continue along '**Llansteffan Road**' for **approximately 100 yards** and **turn left opposite** the **Park/Recreational Area** into '**Old Llansteffan Road**' opposite and before the '**Poplars Inn**' Public House and '**Ty Gwyn Court**' will be found a short distance along this 'no through road' on the **right hand side** with No 1 being found on the **left hand side within the private Courtyard**.

ENERGY EFFICIENCY RATING: - F (34).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0021-2926-0109-0096-0993.

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

COUNCIL TAX: - BAND C 2022/23 = £1,634.85p. **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

14.12.2021, off market from 01.10.22 to 30.01.2023 - **REF: 6267**

Strictly by appointment with **Gerald R Vaughan Estate Agents**