

*Conveniently located property with nearby leisure facilities, primary & secondary school and shops. Spacious accommodation with parking and single garage. Enclosed, level garden to rear. Well Presented and in Good Decorative Order. Viewing Recommended.*



126 Llansteffan Road, Johnstown, Carmarthen. SA31 3NN.

£269,950

R/4848/NT

Spacious well presented family home offering good sized accommodation. The property has Double glazing and Gas central heating having 2 reception rooms and an accommodating kitchen / Breakfast Area. Enclosed level lawned garden & Patio area, bordered by flowers and shrubs. A garage and store shed offering ample storage space and drive for parking. Conveniently located, close to schools, leisure centre and West Wales General hospital and approximately a mile from Town Centre. Early viewing Recommended.



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## Location

Nestled in the Johnstown area of Carmarthen, This lovely property is situated on Llansteffan Road in a predominantly residential street of family homes. The property sits approximately 0.9 miles (1.3 km) from Carmarthen railway station, offering regular rail links. Well-placed amenities nearby include shops, eateries, Market, Lyric Theatre and cinema. Queen Elizabeth High School is nearby and Johnstown CP and other primary schools within a mile. GPs such as Morfa Lane Surgery are around 0.8 miles distant, with Glangwili General Hospital just over 2 miles away. 6 Miles away is Llansteffan with sandy beach, picturesque castle overlooking the estuary and village.

## Entrance Porch

Double glazed reception porch with tiled floor and door to



## Hallway

Large hallway area with Staircase, under stair store cupboard and radiator. Frosted double glazed window to front and side. French doors to



## Lounge/ Dining room

3.97m x 6.6m (13' 0" x 21' 8") 3.28m x 6.6m (10' 9" x 21' 8")

Double glazed window to front, radiator and coved ceiling. Electric fireplace with dressed stone surrounding and wood mantel. Door with side glazed panels to



## Sitting Room

3.05m x 3.62m (10' 0" x 11' 11")

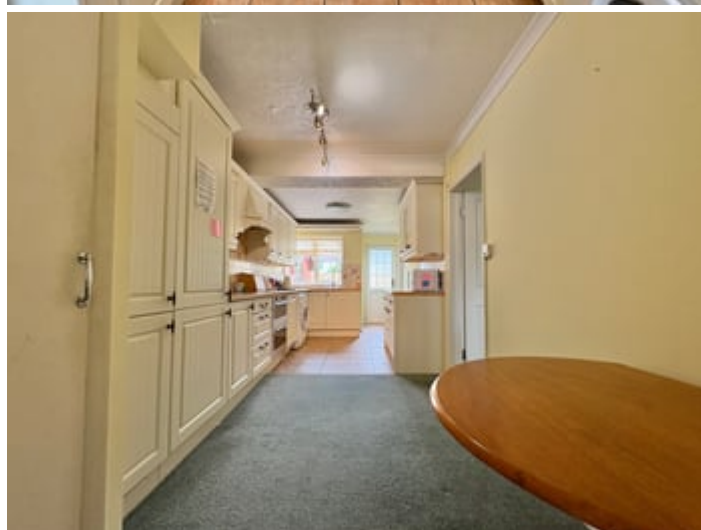


Double glazed window to rear, radiator and coved ceiling. Door to



### Kitchen

Double glazed window and door to rear, radiator and coved ceiling. Carpet and tiled flooring, a range of base units with work tops over, matching wall units and tall cupboards (Worcester gas boiler within), matching display cabinet. Fitted cooker and grill with four ring hob and extractor fan over, tiled splash back. Fitted NEF dishwasher, fridge/ freezer and plumbing for washing machine. Stainless steel sink unit with single drainer and mixer tap attachment. Store cupboard with window to side. Door to back to hallway



### Landing

double glazed window to side, radiator and loft access. Airing cupboard. Door to



## Bathroom

1.62m x 1.66m (5' 4" x 5' 5")

Frosted double glazed window to rear. Shower cubicle with waterfall shower head and removable second shower head. Pedestal hand wash basin, medicine cabinet, radiator and shaver point. Tiled walls with tongue grooved ceiling.



## Separate W/C

Frosted double glazed window to rear. Tongue grooved ceiling and wall tiles.



## Master Bedroom

3.3m x 3.16m (10' 10" x 10' 4")

Double glazed window to rear. Fitted ward rope with four doors, two with glass front, matching dressing table and bedside cabinets. Radiator and coved ceiling.







## Bedroom 2

3.35m x 3.54m (11' 0" x 11' 7")

Double glazed window to front. Radiator



## Bedroom 3

2.55m x 2.01m (8' 4" x 6' 7")

Double glazed window to front. Store cupboard and radiator.



## External

## Garden Shed

3.5m x 2.3m (11' 6" x 7' 7")



## Garden

Patio area, partly slabbed and blocked paved. Level lawned garden beyond with shrubbed and flowered bored, peri gold to side. Slabbed pathway running central. Pedestrian access to front





### Garage

Up and over door to front. Pedestrian access to side. Also including a separate W/C and hand wash basin.



### Front Garden

Concrete driveway. Front level lawned garden with shrubbed and flowered border. Crazy paved front patio area.



### Services

Mains water, electric, gas and drains.

### Tenure and Possession

We are advised that the property is freehold and vacant possession on completion.

### Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

### Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

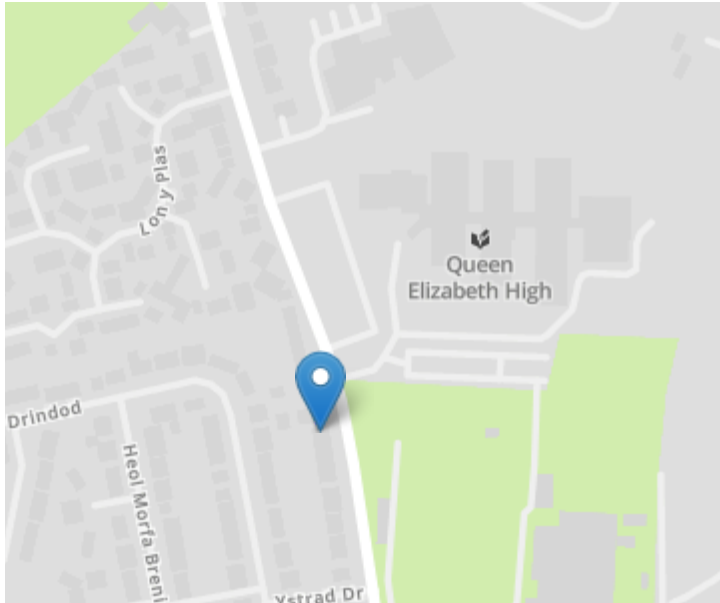
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

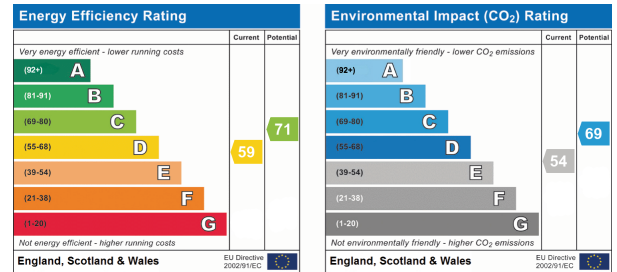
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

Directions : Travel from Carmarthen towards Johnstown village pass the entrance for Queen Elizabeth High School and the property will be found on the right hand side shown by a Morgan and Davies for sale board. Before the entrance for the leisure centre.



For further information or to arrange a viewing on this property please contact :

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