

Lovely Family Home With Far Reaching Views in Popular Location. Parking, Double Garage, Superb Patio Area. Large Sun Room With Living Room & Dining Area. Close to Schools and Leisure Centre.



20 Cwm Ystrad Park, Johnstown, Carmarthen. SA31 3NZ.

£428,500

R/4925/NT

*** NO ONWARD CHAIN *** Large family home with superb views of Towy Valley, Town and Johnstown. Well presented home with open plan Kitchen/ Dining Room, lovely living area and a large wrap around the side of the house Conservatory with superb views. Private drive to parking and turning area, double garage and level garden and patio area to the side and rear of the property enjoying superb town and countryside views. On the edge of Johnstown village at the end of a quiet cul de sac. Early viewing is highly recommended.



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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Reception Hallway

Staircase, tiled floor and door to.



Cloakroom.

WC, pedestal wash hand basin and radiator.

Kitchen/ Dining



Hallway



Utility

1.56m x 2.49m (5' 1" x 8' 2")

Rear Door. Base unit with worktop over and matching wall unit. Gas boiler.



Shower Room

0.92m x 2.52m (3' 0" x 8' 3")

Shower cubicle, WC, wash hand basin.



Reception Room

2.63m x 3.48m (8' 8" x 11' 5")

Patio doors to rear.



Dining Area.

2.87m x 3.50m (9' 5" x 11' 6")

Situated off the sun room to enjoy the views of the garden area and beyond.



Sun Room / Conservatory

5.03m x 4.14m (16' 6" x 13' 7")

Triple aspect with views overlooking the garden, patio area and countryside beyond.



Living Room

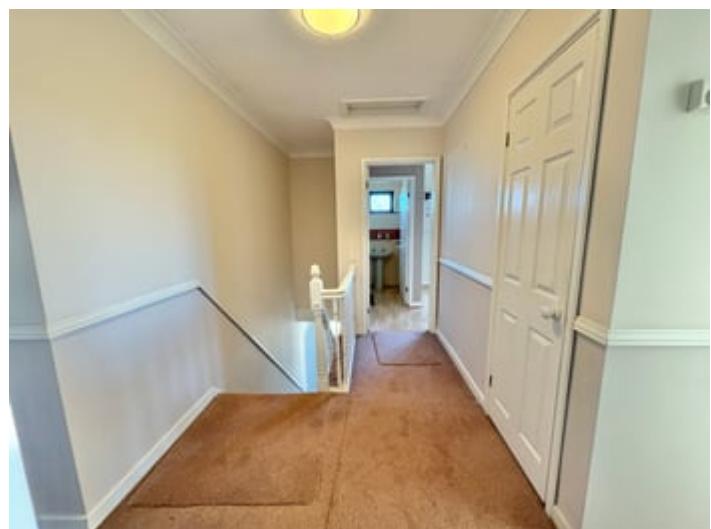
3.39m x 5.09m (11' 1" x 16' 8")

Patio doors to front. Solid fuel room heater. Double Doors to



Landing

Airing / store cupboard and doors to.



Master Bedroom En Suite

3.41m x 2.63m (11' 2" x 8' 8").

Double glazed window to front. Radiator. Wood style flooring.



En Suite

1.88m x 1.54m (6' 2" x 5' 1").

Shower cubicle, WC, Pedestal wash hand basin.





Bedroom

3.52m x 2.72m (11' 7" x 8' 11")

Double glazed window to rear. Wood style flooring.
Radiator.



Bathroom

1.76m x 2.67m (5' 9" x 8' 9")

Tub style Bath with mixer tap and shower attachment.
WC. Vanity wash hand basin. Chrome ladder towel
radiator.



Bedroom En Suite

2.76m x 4.40m (9' 1" x 14' 5")

Double glazed window to side. Radiator.



En Suite

2.81m x 1.47m (9' 3" x 4' 10")

Shower cubicle, WC, wash hand basin, chrome towel
radiator. opaque double glazed window to front.
Localised wall tiles. Floor tiles.



Garage



Double garage with 2 up and over doors.



Externally



Private tarmac drive leading up to parking and turning area. Double garage with steps to the front and side of the property. Superb Patio area with rural aspect and garden area with BBQ area. Scattered shrubs within the garden area.





been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

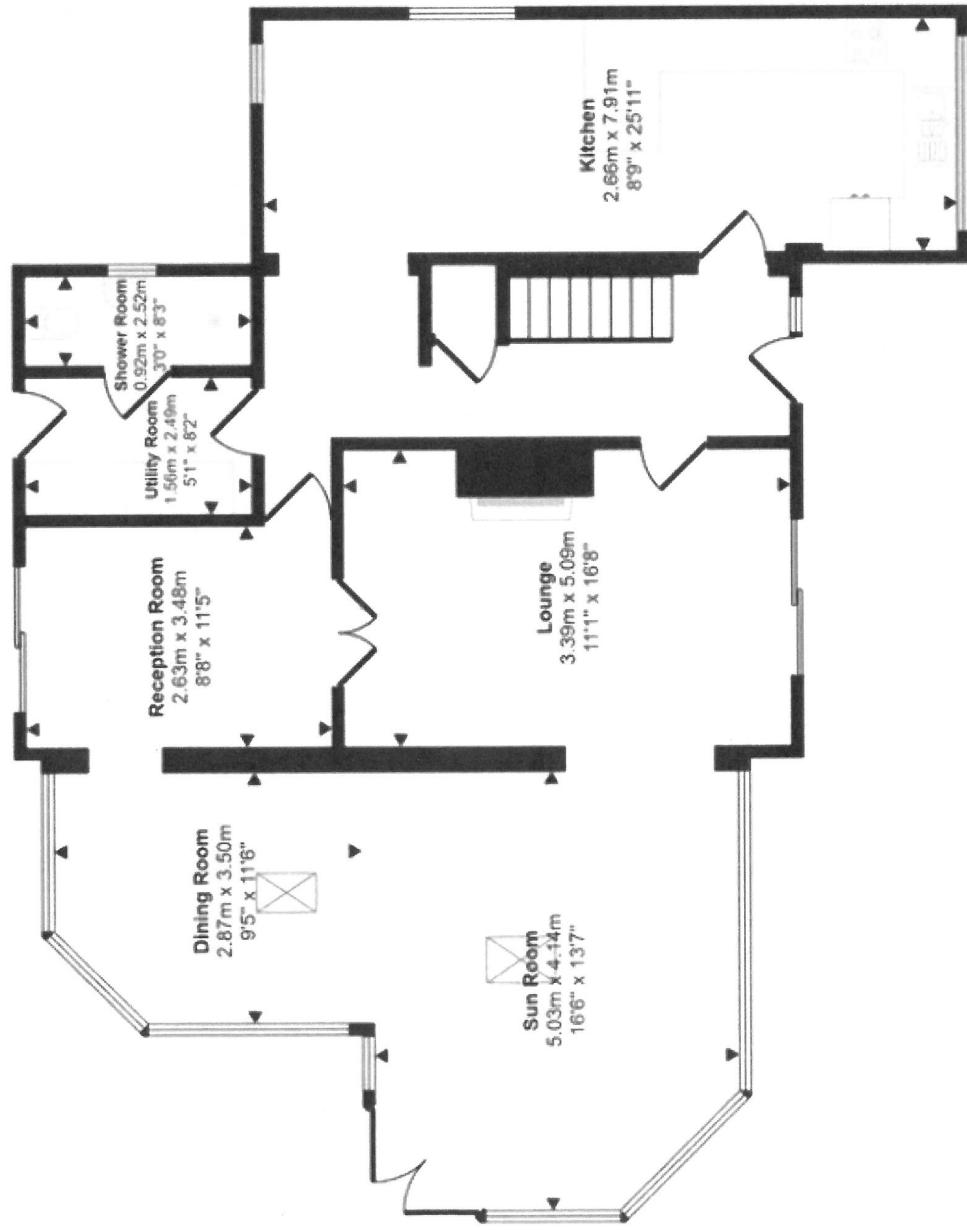
Council Tax Band

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

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

Approx Gross Internal Area
167 sq m / 1792 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mede SnapPy 360.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

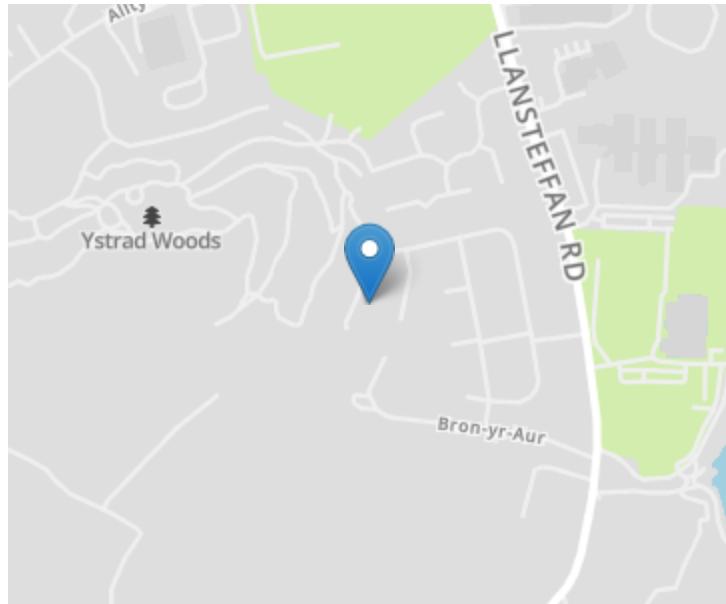
Any risk of coastal erosion? No

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



		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

Directions : From the office continue to the end of Lammas Street and keep right. At the roundabout take the first junction off to the left and continue on past Picton Monument down to the traffic lights in Johnstown. Sweep left and continue towards the School and on passing Spar shop and the school turn right into Ystrad Drive and at the T junction turn Right. Follow the road around to the very end of the cul de sac and the property will be found on the right hand side shown by a Morgan and Davies For Sale Board.

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

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