

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



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

£439,995

R/4925/NT

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.



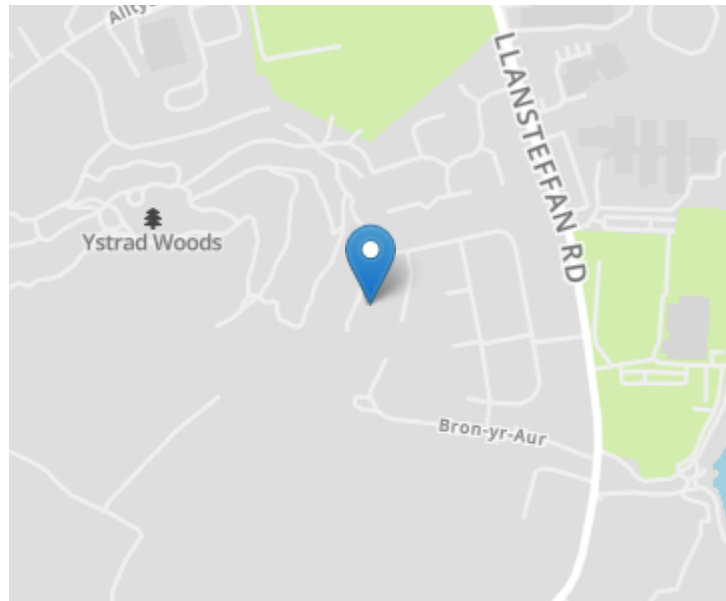
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Reception Hallway

Staircase, tiled floor and door to.

Cloakroom.

WC, pedestal wash hand basin and radiator.

Living Room

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

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



Bar Room / Reception Room

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

Patio doors to rear.



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.

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.





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.



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

2.55m x 2.99m (8' 4" x 9' 10")

Double glazed window to side, Radiator.



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

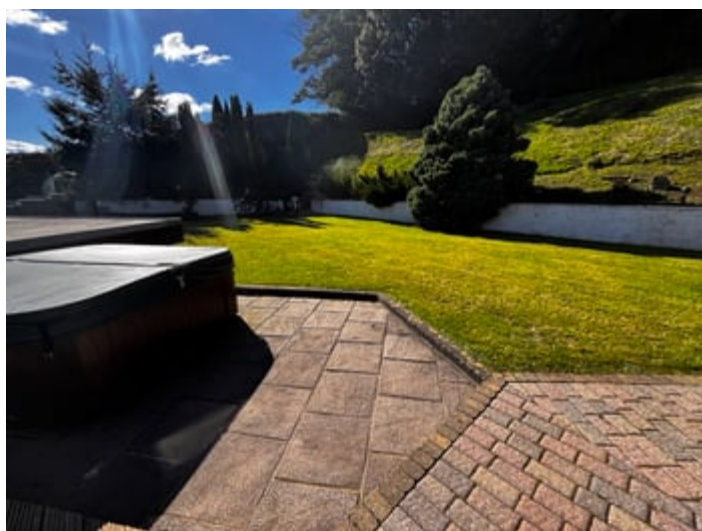
Double garage with 2 up and over doors.



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.



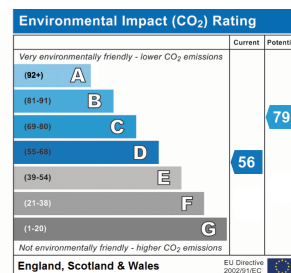
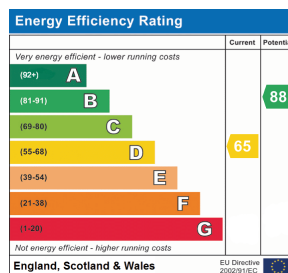


MATERIAL INFORMATION

Parking Types: None.	EPC Rating: D (65)
Heating Sources: None.	Has the property been flooded in last 5 years? No
Electricity Supply: None.	Flooding Sources:
Water Supply: None.	Any flood defences at the property? No
Sewerage: None.	Any risk of coastal erosion? No
Broadband Connection Types: None.	Is the property listed? No
Accessibility Types: None.	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 : 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 beautiful property, contact us:

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