

Beautifully presented family residence in popular location. Edge of Carmarthen town. 4 bedrooms. 3 reception rooms and 3 bathrooms (2 en-suite). Block paved drive. Some views to rear & grounds.



Glasfryn, Alltynap Road, Johnstown, Carmarthen. SA31 3QY.

£500,000

R/4133/NT

** A lovely family residence ** Brick finished house being modern ** Superbly presented ** Good decorative order throughout ** The property offers good family sized accommodation ** Having an elevated position with some views to rear ** Block paved drive and parking **3/4 an acre of grounds to rear and some nice view are enjoyed off the patio area immediately to the rear of the property **

Situated on the edge of the village of Johnstown which is on edge of Carmarthen town, Johnstown offers excellent day to day facilities including junior and secondary schools, shop, leisure centre, Carmarthen town being just over a mile offers excellent shopping facilities with national and traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection via the A40 is available in Johnstown. It's location gives it easy access to the A40 dual carriageway to head west to the popular destinations of Laugharne, Pendine, Saundersfoot and Tenby. The estuary village of Llansteffan is 7 miles approximately with sandy beach and picturesque castle overlooking the estuary and village.



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CARMARTHEN
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The accommodation comprises of entrance doorway into:

Hallway

With staircase and doors off to:

Breakfast Room

14' 0" x 8' 0" (4.27m x 2.44m) double doors to:



Dining/Sitting Room

14' 0" x 9' 10" (4.27m x 3.00m)



Kitchen

15' 0" x 11' 9" (4.57m x 3.58m) with an excellent range of base units with worktops over, matching wall units, stainless steel sink unit with single drainer, hob and oven, dishwasher

and door through to:



Utility

11' 10" x 9' 8" (3.61m x 2.95m) stainless steel sink unit with single drainer, separate WC, plumbing for washing machine, rear door and window to rear.

Inner Hallway

With doors off to:

Ground Floor Bedroom

12' 2" x 9' 10" (3.71m x 3.00m) double glazed window to front.



Shower Room

With shower cubicle, WC, wash hand basin, opaque double glazed window to side.



Main Sitting Room

20' 2" x 11' 9" (6.15m x 3.58m) a nice, light and airy living room with patio doors out onto the patio area to the rear of the property and lawned garden with some superb views.



FIRST FLOOR

First Floor Bedroom

9' 11" x 9' 11" (3.02m x 3.02m) double glazed window to front.



Landing

With doors off to:

Master Bedroom Front

with window to front.



En-Suite

With shower cubicle, pedestal wash hand basin, low flush WC, double doors to:

Walk-In Wardrobe

Bedroom

14' 11" x 14' 9" (4.55m x 4.50m) double glazed window to rear with views, fitted wardrobe, double doors through to:



En-Suite

With panel bath, shower cubicle, low flush WC, pedestal wash hand basin.



EXTERNALLY

A block paved drive and parking area to front. It should be noted that the drive is also used by a property which is situated to the rear of the residence and has a right of way for one other user. Shrubbed and flowered border, rear patio area, lawned garden with shrubs and flowers to the borders. The track continues off the block paved area onto the rear of the property and offset behind the other property is a rough

grazed area with some mature trees amounting to approximately 3/4 acre with stable and store shed.

MONEY LAUNDERING REGULATIONS

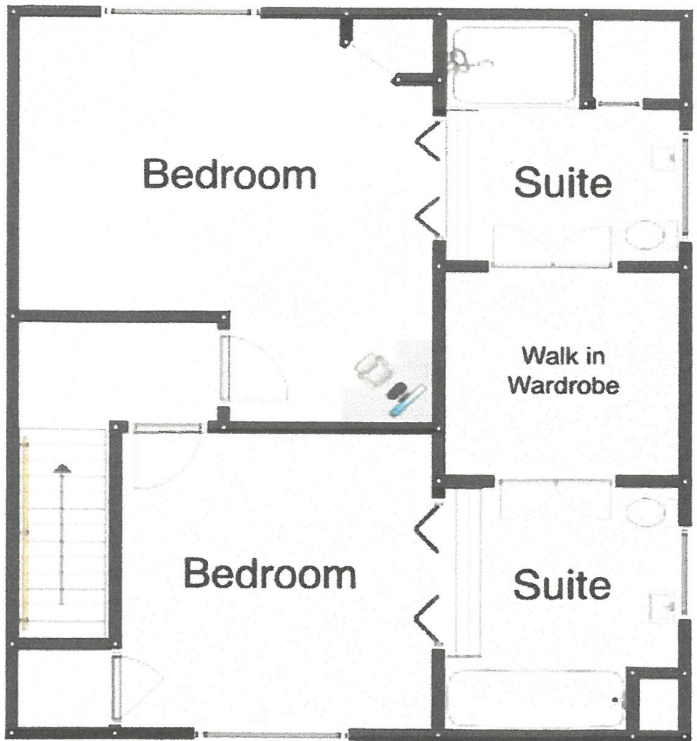
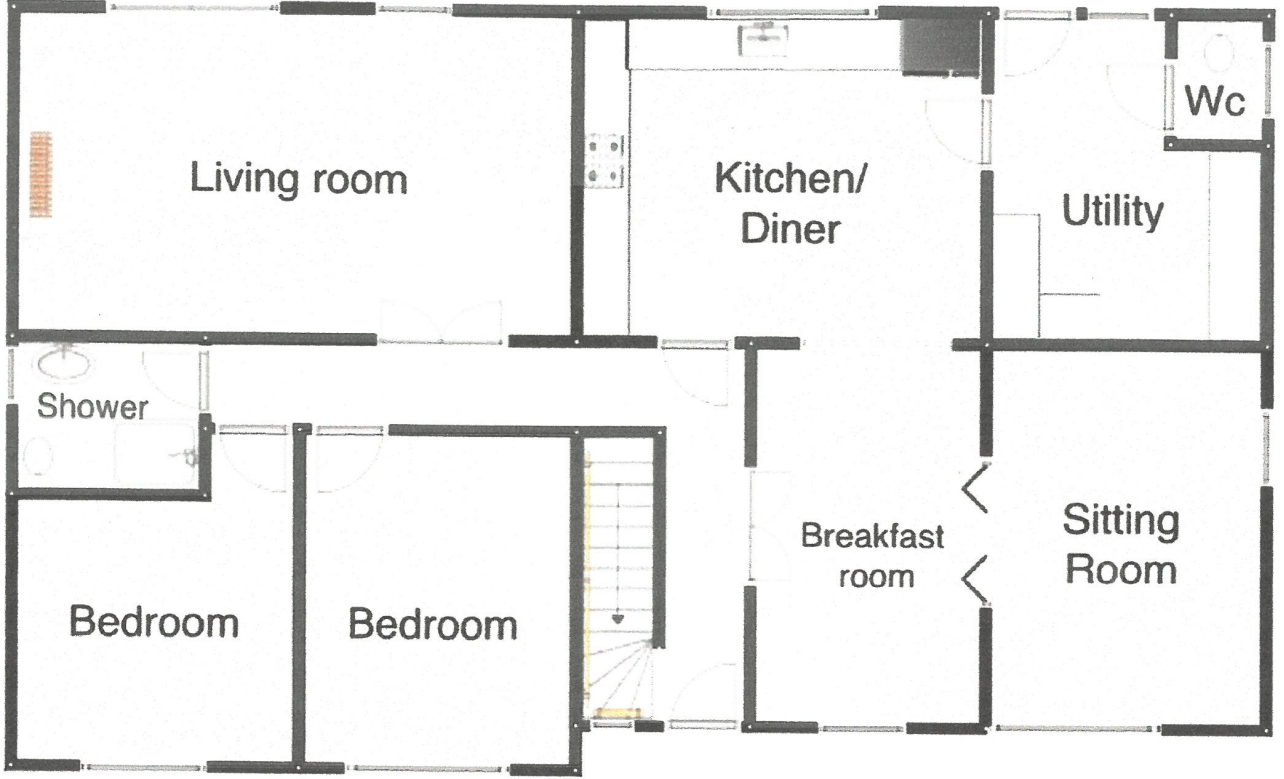
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Mains water, electricity, gas and drainage.

Tenure - Freehold.

Council Tax - Band F



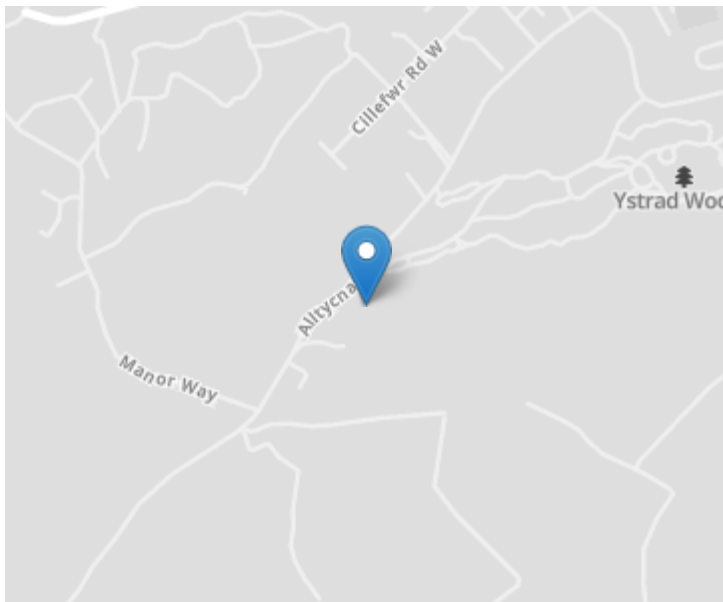
Directions

From the office, continue to the end of Lammas Street keeping to the right hand lane, continue straight on at the roundabout, take the 1st junction off to the left through Parc Terrace and past Picton monument and continue on down to the traffic lights. Sweep around to the left, continue on over the fly-over and at the traffic lights carry straight on and take the 2nd turning right which is approximately 50 yards after the traffic lights into Alltynap road. Continue on this road and on up the hill and Glasfryn will be found being one of the last properties on the right hand side before the turning right for Llanllwch.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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