

*Ideal First Time Purchasers Property. Summer House in Enclosed Garden. Driveway & Parking.
Double Bedrooms and Well Presented Property. Early Viewing is Recommended.*



21 Maes Macsen, Johnstown, Carmarthen. SA31 3DA.

£160,000

R/4843/NT

NO ONWARD CHAIN. Drive with parking, Summer House with electric and Wifi to garden. Popular location on the edge of Carmarthen Town and close to Johnstown with schools and leisure centre. Well presented and in good decorative order offering light and roomy accommodation. Ideal first time purchasers property with early viewing recommended.

Close to Johnstown village and edge of Carmarthen town location.



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Location

Situated on the edge of Johnstown village on the outskirts of Carmarthen town. Johnstown offers junior and secondary schools, leisure centre, cricket and rugby clubs with shop and garage with easy access to the main A 40 dual carriageway giving good access West to the popular destinations of Laugharne, Pendine, Saundersfoot and Tenby. Carmarthen offers excellent shopping facilities with national and traditional retailers. University, Council offices, Fire Brigade office, West Wales General Hospital Glangwili and bus and rail stations. Lyric Theatre and cinema.

Hallway

Staircase, radiator and door to

Kitchen / Dining & Sitting Area

2.8/ 3.7m x 6.7m (9' 2" x 22' 0")

Range of base units with worktops over and matching wall units. One and a half bowl stainless steel sink unit with single drainer. Electric oven and 4 ring electric hob with extractor fan over. Gas boiler in cupboard. Plumbing for washing machine, space for fridge freezer, Breakfast bar, double glazed window to front, patio doors out to garden, 2 x radiators. Door to





Separate WC

WC and wash hand basin.

Landing

Loft access and doors to

Bedroom

3.8m x 2.36m (12' 6" x 7' 9")

Double glazed window to rear. Radiator.



Bathroom

1.68m x 1.85m (5' 6" x 6' 1")

Panelled bath with mixer tap and shower attachment and side screen over. Pedestal wash hand basin, WC, radiator, extractor fan and localized wall tiles.



Bedroom

3.73m x 2.35m (Max.) (12' 3" x 7' 9")

Double glazed window to front, Radiator.



Summer House

2.93m x 2.37m (9' 7" x 7' 9")

Double doors having electric and wifi from house.



Externally

Front drive and parking area. Rear Patio area to level enclosed rear Lawned garden.



Services

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

Please Note : There is a monthly Remus Ground Rent of £14.06.

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: C.

Money Laundering

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

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (83)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

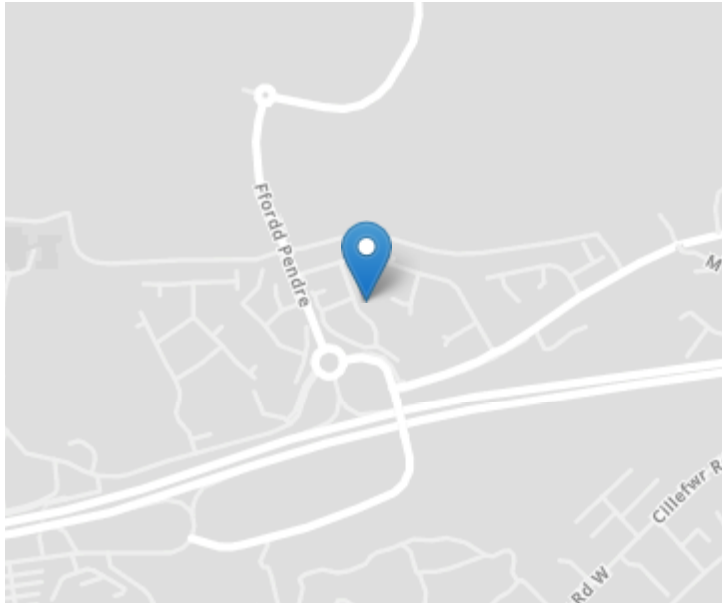
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

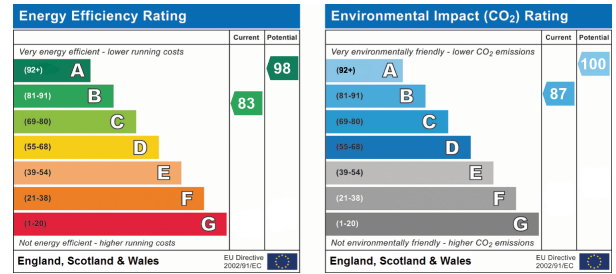
Any easements, servitudes, or wayleaves? No

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



Directions

From the office turn right into Water Street, at the traffic lights carry straight on and after 75 yards turn left into Glannant Road and continue onto the next roundabout and turn off the first junction 1st left pass the University and Egin building and at the traffic lights carry straight on at the traffic light towards Johnstown. at the roundabout take the 1st junction and also 1st junction at the next roundabout. Entering Johnstown turn first left into Maes Macsen and carry straight on and turn right. the property will be found on the left hand side.



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

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