

Spacious Family Home In Popular Location. Drive, Garage, Enclosed Rear Garden & Conservatory. Lovely Open Plan Living Area, Family Bathroom & Downstairs Toilet. Well Presented Viewing Recommended.



25 Lon Y Plas, Johnstown, Carmarthen. SA31 3NJ.

£250,000

R/4913/NT

NO ONWARD CHAIN. Lovely family home offering good sized accommodation and in good decorative order. Drive with parking area, detached garage, generous sized garden with patio and garden area. Open plan living area and downstairs toilet, good sized kitchen area



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Location

Situated in a popular convenient location in the village of Johnstown. Close to shop, leisure centre and secondary school. Also conveniently situated for the junior school. Carmarthen town centre is under a mile with shops, Lyric Theatre and cinema. Bus and rail stations and M4 dual carriageway connection. 7 miles from the idyllic estuary village of Llansteffan which has a picturesque castle overlooking the estuary and lovely sandy beach.

Hallway

Oak effect flooring. Staircase. Panelled radiator. Opening to



Kitchen

2.9m x 2.75m (9' 6" x 9' 0")

Range of base units with worktops over & matching eye level units with country cream coloured door and drawer front with a wood effect work surface over the base unit. 1 ¼ bowl enamel cast sink unit. Integrated dishwasher, washing machine, and fridge freezer. Cream coloured tiled walls between the base & eye level units. 'Diplomat' double fan assisted oven/grill and a four ring mains gas hob with extractor over.

Ceramic tiled floor. Spot lighting. Upvc double glazed window to fore.

Open plan lounge/dining room



Living / Dining Room

5.62m x 4.71m (18' 5" x 15' 5")

Oak effect flooring. Understairs cupboard. Single panelled radiator and one double panelled radiator both with thermostats. Upvc double glazed window to rear. Part glazed French doors leading to...





Cloakroom

Having a WC, wall mounted wash hand basin with a tiled splash back. Upvc double glazed window to side. Oak finish flooring.

Conservatory

2.75m x 4.49m (9' 0" x 14' 9")

Upvc double glazed windows to three sides with Upvc sills on exposed pointed stone brick dwarfed walls. Vaulted style ceiling under a polycarbonate roof. Upvc double glazed double doors leading out to the rear paved patio area and garden and a side Upvc double glazed door leading out to the side garden. Ceramic tiled floor. Panelled radiator with grills and thermostat. Power and lighting.



Landing

Double glazed window to front. Store cupboard with gas boiler.

Bedroom

2.5m x 4.7m (8' 2" x 15' 5")

Store cupboard. Window to front and side. Radiator.





Bathroom

2m x 1.75m (6' 7" x 5' 9")

Panelled bath with shower and side screen over. Pedestal wash hand basin. WC, Opaque double glazed window to rear, localized wall tiles, Mirror and radiator.



Bedroom

2.64m x 4.05m (8' 8" x 13' 3")

Double glazed window to rear. Radiator.



Bedroom

3.20m x 2m (10' 6" x 6' 7")

Double glazed window to side. Radiator.



Externally

Front tarmacadamed driveway and parking area which leads up to a DETACHED SINGLE GARAGE with an up and over door to fore. Front gravelled area for further parking. Pedestrian gated access to the side of the property which leads through to the rear garden.

On a corner plot larger than most the rear garden having a paved patio area. Garden to side which has been laid to lawn with scattered shrubs to borders. Brick built barbeque. The property is child and dog friendly with fencing to all sides. An additional pedestrian gated access to side. Timber garden shed.



Services

Mains water, electric, gas and drains.

Tenure

We are informed the property is freehold with vacant possession on completion.

Council Tax

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

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: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

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

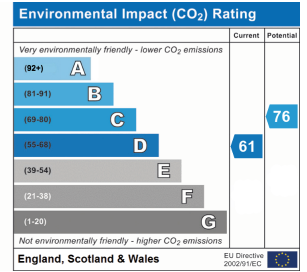
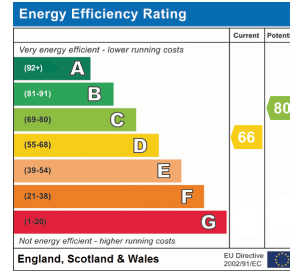
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From Carmarthen take the B 4312 Llansteffan Road to Johnstown village. Pass the cricket ground and take the next right before the Spar shop into Lon Y Plas. Carry on and turn 2nd left into the cul de sac. The property will be found off to the left shown by a For sale board.



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

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