

*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.

£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.



**LAMPETER**  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
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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

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**

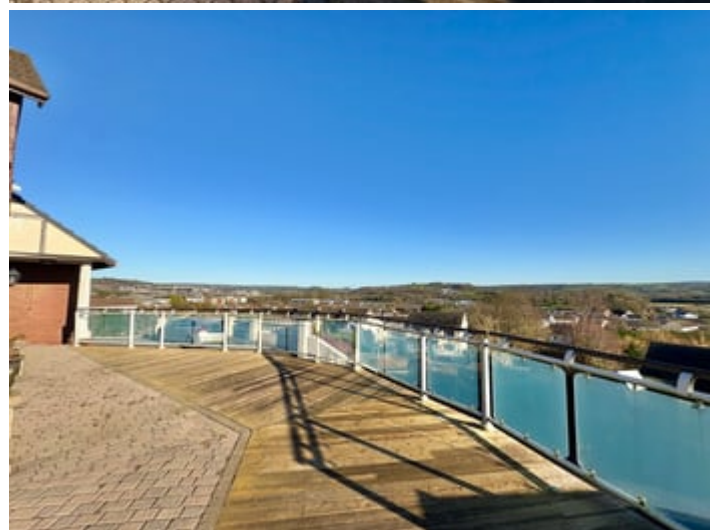


Double garage with 2 up and over doors.

**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.







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**

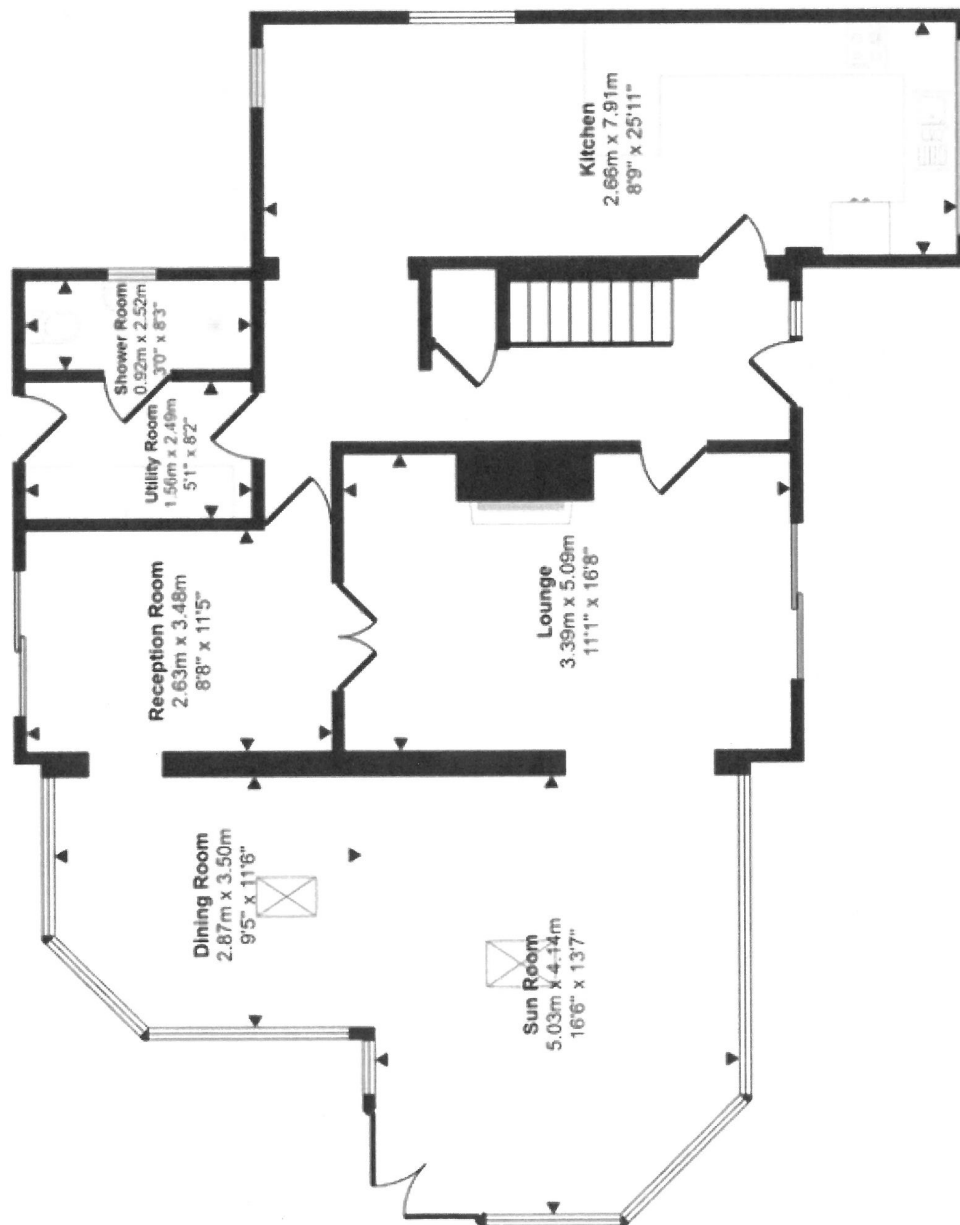
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

**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 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.



Approx Gross Internal Area  
167 sq m / 1792 sq ft



**Ground Floor**  
Approx 101 sq m / 1088 sq ft



**First Floor**  
Approx 65 sq m / 704 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 Made Snappy 360.

## MATERIAL INFORMATION

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**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

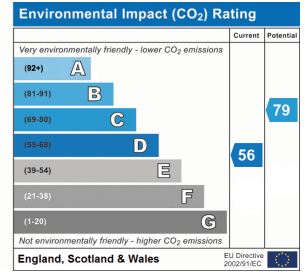
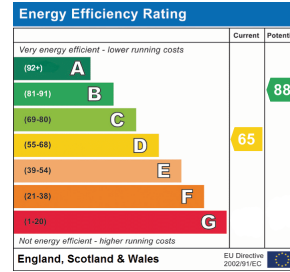
**The existence of any public or private right of way?** No





## 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 :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
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**SA31 3AD**

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