





No 47 Cilddewi Park, Johnstown, Carmarthen, SA31 3HP

Offers In The Region Of £249,950

- IMMACULATE MODERN DETACHED BUNGALOW.
- GAS C/H. ON ESTABLISHED ESTATE.
- LEVEL WALKING DISTANCE CENTRE OF JOHNSTOWN.
- ON BUS ROUTE.
- VERY WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- PVCu DOUBLE GLAZED WINDOWS.
- 1 MILE CARMARTHEN TOWN CENTRE.
- EASE OF ACCESS TO THE A40/A48 TRUNK ROADS.
- 3 BEDROOMS. LIVING ROOM. DINING ROOM.
- EASILY MANAGEABLE FRONT AND REAR GARDENS.
- 1 MILE LEISURE CENTRE, 'Q.E. HIGH' SECONDARY SCHOOL, 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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An immaculate very well presented most conveniently situated traditionally built (Circa. 1970's) 3 BEDROOMED DETACHED BUNGALOW RESIDENCE that has been tastefully modernised and updated by the vendor being located on an established residential estate of similar type dwellings on a regular bus route within a relatively level walk of the Primary School, Convenience Store/Petrol Filling Station and Public House at the centre of Johnstown approximately 1 mile of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to 'UWTSD', 'Parc Dewi Sant', 'Canolfan S4C yr Egin', 'Q.E. High' Secondary School and the Leisure Centre on the 'Llansteffan Road' together with the A40 and A48 trunk roads.

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Council Tax Band: D





ENTRANCE VESTIBULE
with PVCu part opaque double glazed entrance door to outside. Electric meter cabinet. Cloak hook. Wall light. PVCu opaque double glazed door and side screen to

RECEPTION HALL
9'5" x 5'3"
with radiator. 2 Power points. Electricity consumer unit.

LOUNGE
17'0" x 11'7"
with feature fireplace incorporating a coal effect electric fire. 8 Power points. 2 TV points. Radiator. PVCu double glazed picture window to fore. 6' 7" (2.01m) Wide opening to

DINING ROOM
9'3" x 8'4"
with radiator. PVCu double glazed picture window to fore. Telephone point. 4 Power points. Door to

FITTED KITCHEN
12'1" x 9'9"
with part tiled walls. Recessed downlighting. PVCu double glazed window. PVCu opaque double glazed door to outside. Plumbing for washing machine. 11 Power points plus fused point. Plinth fan heater. Range of fitted base and eye level kitchen units incorporating an electric oven, ceramic hob, wine rack, canopied cooker hood, glazed display unit and sink unit. 'Ariston' water heater. Door to the reception hall.

BUILT-IN AIRING/LINEN CUPBOARD
with radiator. Plinth and electric fire fused points. Slatted shelving.

INNER HALL
with C/h room thermostat. Smoke detector. Access to a well insulated loft space.

BUILT-IN CUPBOARD
with radiator. Fitted shelving.

BUILT-IN BOILER CUPBOARD
with wall mounted 'Baxi' gas fired central heating combi boiler - serviced 10.06.26.

SHOWER ROOM
7'7" x 5'3"
formerly two rooms. Fully tiled walls. Non-slip flooring. Chrome towel warmer ladder radiator. Extractor fan. Recessed downlighting. 2 Mirrored bathroom cabinets. 2 PVCu double glazed windows each with slatted blinds. Shaver point. 4 Wall mounted dispensers. 2 Piece suite in white comprising WC and pedestal wash hand basin. Shower enclosure with plumbed-in shower over and shower door.

REAR DOUBLE BEDROOM 1
12'8" x 9'10"
with radiator. PVCu double glazed picture window. TV point. 6 Power points. Bedroom suite.

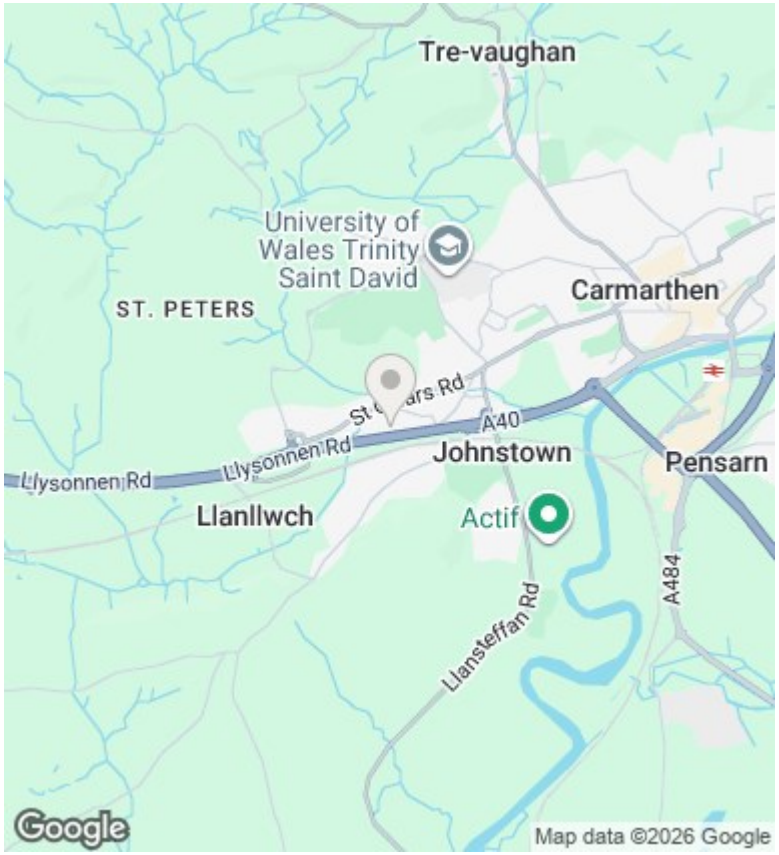
REAR DOUBLE BEDROOM 2
11'7" x 10'9"
with radiator. PVCu double glazed picture window. 8 Power points. TV point. Bedroom suite.

SIDE BEDROOM 3
8'9" x 8'5"
with radiator. PVCu double glazed window. 4 Power points.

EXTERNALLY
Open plan front garden. Concreted entrance drive providing ample private car parking that leads to the garage. Gated pathways to either side. There is to the rear a sunny south facing easily manageable well stocked landscaped enclosed close boarded fenced/walled garden with decked area and paved terrace all with raised decoratively stoned/herbaceous borders. Water feature. OUTSIDE LIGHT and WATER TAP.

ADJOINING GARAGE
15'9" x 8'7"
concrete block built. PVCu opaque double glazed door and side screen to rear. Up-and-over garage door. 2 Power points. Gas meter.





Directions

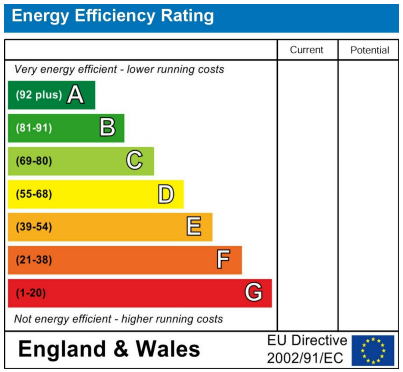
From the centre of Johnstown travel along 'Heol Salem' past the entrance to Johnstown Primary School. Continue around the sharp right hand bend and turn next left off 'Millbank Road' into 'Cilddewi Park.' Travel around the right hand bend and the property will be found three quarters of the way along on the left hand side, opposite and just after a right hand turning for a small cul-de-sac.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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