





No 6 Lon y Plas, Johnstown, Carmarthen, SA31 3NJ

Offers In The Region Of £225,000

- CONVENIENTLY SITUATED MODERN DETACHED HOUSE.
- GAS C/H. PART PVCu DOUBLE GLAZED.
- CLOSE TO THE SPAR CONVENIENCE STORE, 'QE HIGH' SECONDARY SCHOOL, LEISURE CENTRE AND 'TRINITY FIELDS' RECREATIONAL GROUND.
- THIRD MILE A40 DUAL CARRIAGEWAY.
- IN NEED OF COMPLETE MODERNISATION.
- FRONT AND REAR GARDENS.
- 1 MILE CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- 4 BEDROOMS. 2 LIVING ROOMS. 2 WC'S.
- GARAGE. SET SLIGHTLY BACK OFF THE ESTATE ROAD.
- WALKING DISTANCE CENTRE OF JOHNSTOWN.

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A most conveniently situated modern traditionally built (Circa. 1989) 4 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE having attractive part brick elevations that is is need of complete modernisation enjoying a sunny south facing position situated set slightly back off and at the beginning of an established residential estate of varying types and designs within close proximity of the 'Spar Convenience Store/Post Office' and within a short level walk of 'Q.E. High Secondary School', the Leisure Centre and 'Trinity Fields Recreational Ground'. The property is located within a third of a mile of the A40 dual carriageway, is within half a mile of the centre of Johnstown with the readily available facilities and services at the centre of the County and Market town of Carmarthen being approximately 1 mile distant.

4 1 2

Council Tax Band: D





CANOPED ENTRANCE PORCH

RECEPTION HALL
17'5" x 6'0"
overall 'L' shaped with staircase to first floor. Single glazed window to fore. Telephone point. Radiator. Electricity consumer unit. 2 Power points. Understairs storage area.

SEPARATE WC
with PVCu opaque double glazed window. 2 Piece coloured suite comprising WC and wash hand basin with tiled splashback. Cloak hooks.

FITED KITCHEN
9'0" x 8'10"
with vinyl floor covering. Plumbing for washing machine. Single glazed window overlooking the rear garden. Part tiled walls. Serving hatch to the dining room. 6 Power points plus fused point. Wall mounted gas fired Baxi C/h boiler - NOT TESTED. Range of fitted base and eye level kitchen units incorporating a sink unit.

DINING ROOM
9'1" x 8'1"
with radiator. Single glazed double 'French' doors to and overlooking the rear garden. 2 Power points. 5'9" (1.75m) wide archway to

LOUNGE
15'6" x 9'11"
with double aspect. Feature fireplace incorporating a log effect gas fire - NOT TESTED. TV point. Radiator. Single glazed windows to front and rear. 3 Power points.

FIRST FLOOR

LANDING
with access to loft space. 1 Power point. Single glazed window to fore.

FIITED AIRING/LINEN CUPBOARD
with slatted shelving, Pre-lagged hot water cylinder. C/h timer control.

FRONT BEDROOM 1
10'6" x 6'7"
extending to 7'11" (2.41m) with radiator. PVCu double glazed window. 2 Power points.

REAR BEDROOM 2
13'3" x 8'7"
with radiator. PVCu double glazed window. Telephone point. 2 Power points.

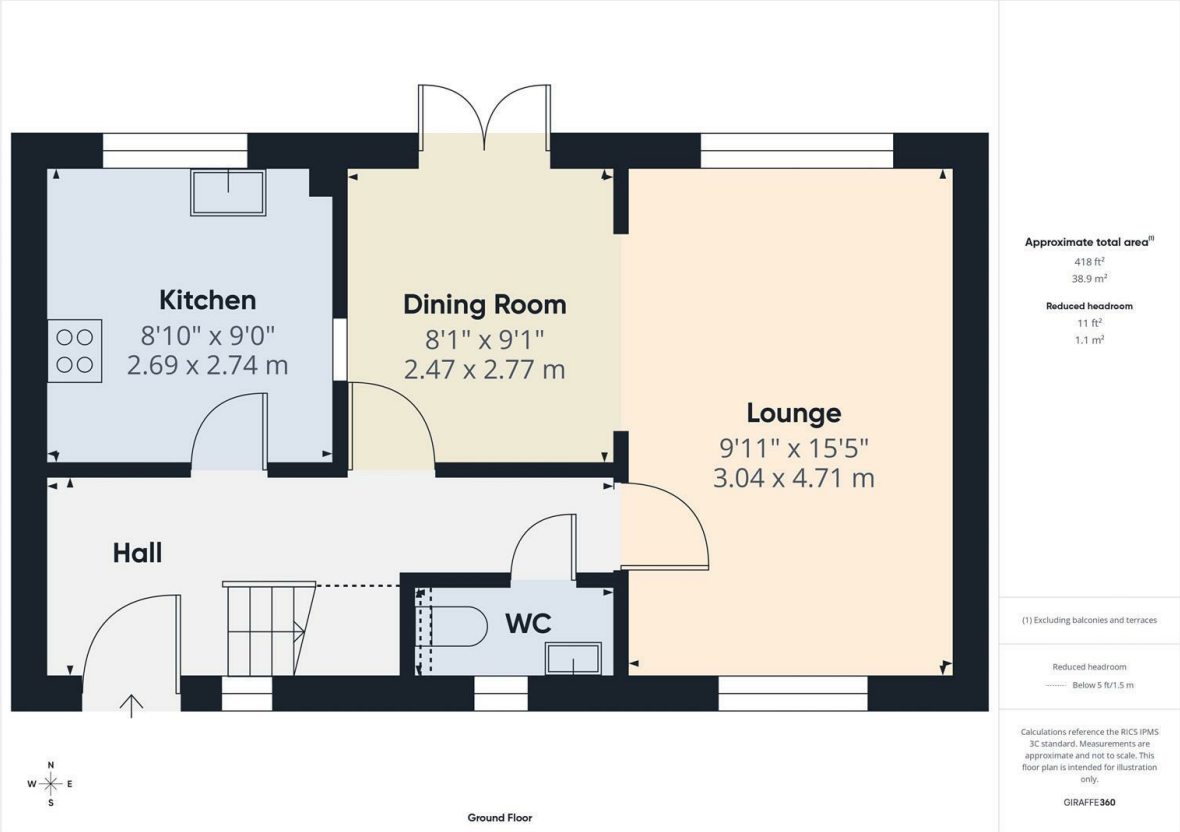
FRONT BEDROOM 3
5'8" x 5'11"
extending to 8' 2" (2.49m) 'L' shaped with single glazed window. Radiator. 2 Power points. Fitted shelving.

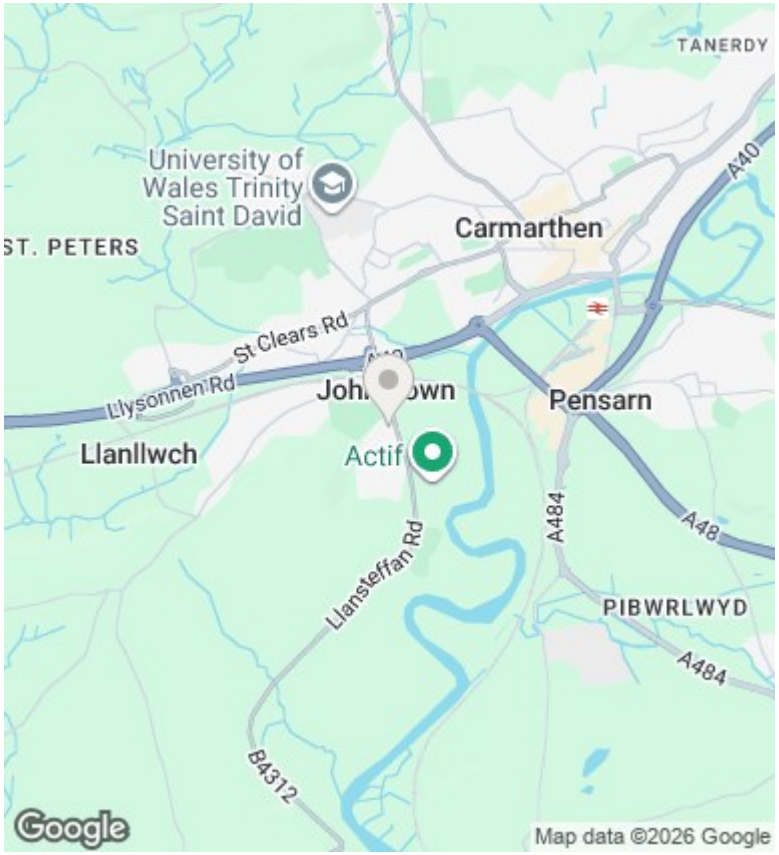
REAR BEDROOM 4
9'5" x 8'2"
with radiator. PVCu double glazed window. 2 Power points.

BATHROOM
6'8" x 5'9"
with radiator. Vinyl floor covering. Opaque single glazed window. 3-piece coloured suite comprising pedestal wash hand basin, WC and panelled bath with shower attachment.

EXTERNALLY
Tarmacadamed entrance drive providing hardstanding for 1 vehicle. Front lawned/paved garden with mature shrubs. Pathway to one side. Enclosed close boarded fenced lawned private rear garden. OUTSIDE LIGHT AND WATER TAP. Scope subject to the necessary consents being obtained to provide additional car parking.

LINKED GARAGE
16'2" x 8'2"
of concrete block/ brick built. Up and over garage door.





Directions

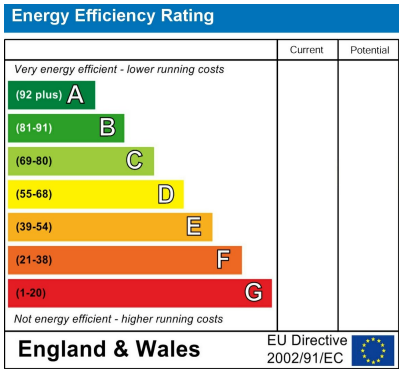
Travelling from the centre of Johnstown take the 'Llansteffan Road' over the 'fly-over' and past the turnings for 'Alltycnap Road' and 'Trinity Fields' recreational ground and turn next right into 'Lon y Plas' opposite the 'Spar' Convenience Store and the property is the third on the right hand side before the right hand turning for 'Porth y Plas'

Viewings

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

Council Tax Band

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Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk