





No 12 Cilddewi Park, Johnstown, Carmarthen, SA31 3HP

Offers In The Region Of £239,950

- MODERN DETACHED BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- 1 MILE LEISURE CENTRE, 'Q.E. HIGH' SECONDARY SCHOOL, 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- 3 BEDROOMS. 2 LIVING ROOMS.
- SUNNY SOUTH FACING POSITION.
- 1 MILE OF CARMARTHEN TOWN CENTRE.
- ESTABLISHED ESTATE.
- GAS C/H. NO FORWARD CHAIN.
- LEVEL WALKING DISTANCE CENTRE OF JOHNSTOWN.
- ON BUS ROUTE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A most conveniently situated traditionally built (Circa. 1970's) 3 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE enjoying a sunny south facing position being located on an established estate of similar type dwellings on a regular bus route within a relatively level walk of the Primary School, petrol filling station/convenience store 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' and the A40/A48 trunk roads.

3 1 2

Council Tax Band: D





ENTRANCE PORCH
with PVCu part double glazed double doors to outside. Ceramic tiled floor. Recessed downlighting. PVCu opaque double glazed entrance door and side screen to

RECEPTION HALL
9'4" x 4'11"
with electricity consumer unit. Woodblock flooring. Radiator. Telephone point. 2 Power points. C/h thermostat/timer control.

LOUNGE
17'8" x 11'5"
with feature re-constituted stone fireplace incorporating a coal effect gas fire with tiled hearth. Radiator. TV point. 5 Power points. PVCu double glazed picture window to fore. 4' 10" (1.47m) wide opening to

DINING ROOM
9'10" x 9'4"
with 2 power points. Radiator. PVCu double glazed picture window overlooking the rear garden. Door to

FITTED KITCHEN
12'8" x 9'9"
with ceramic tiled floor. Part tiled walls. PVCu double glazed window. PVCu part opaque double glazed door to rear. Plumbing for washing machine and dishwasher. Wall mounted 'Worcester' gas fired central heating boiler (2023). Telephone point. 8 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, electric double oven (NOT TESTED), gas hob and cooker hood. Folding door to the hallway.

INNER HALL
with boarded effect flooring. Recessed downlighting. Radiator. Access via retractable loft ladder to a partly boarded attic space with electric light.

BUILT-IN STORE CUPBOARD OFF

BUILT-IN AIRING/LINEN CUPBOARD OFF

FRONT BEDROOM 1
8'5" x 8'5"
with boarded effect laminate flooring. Radiator. 2 Power points. Telephone point. PVCu double glazed window. Opaque glazed door to the inner hall.

FRONT BEDROOM 2
11'5" x 10'10"
with 3 power points. Radiator. PVCu double glazed window. TV point.

REAR BEDROOM 3
11'5" x 9'10"
with radiator. 2 Power points. PVCu double glazed window overlooking the rear garden.

SHOWER ROOM
8'3" x 5'5"
with ceramic tiled floor. Fully tiled walls. Chrome towel warmer ladder radiator. 2 PVCu opaque double glazed windows. Extractor fan. Recessed downlighting. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Double shower enclosure with plumbed in shower over and sliding shower door.

EXTERNALLY
Tarmacadamed entrance drive providing private car parking for 2 vehicles. Front decoratively stoned garden with herbaceous borders, ornamental shrubs and flower beds. There are gated pathways to either side. Rear walled garden with paved sun terrace, decorative stoned areas and herbaceous borders. OUTSIDE LIGHT and WATER TAP.

GREENHOUSE

GARDEN STORE SHED

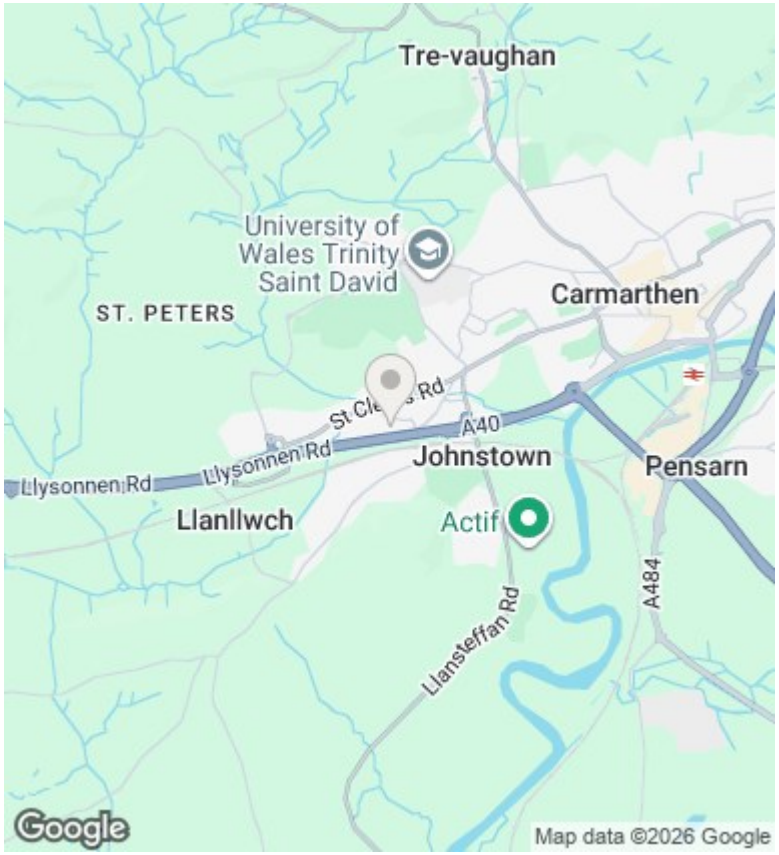
THE FORMER GARAGE HAS BEEN SUB-DIVIDED TO COMPRISE

OUTSIDE UTILITY/STORE ROOM
8'3" x 7'3"
with 2 power points. Laminate flooring. Base storage unit. Wall unit. Gas meter.

OFFICE
8'7" x 8'0"
with radiator. PVCu double glazed window. 'T&G' boarded ceiling. 8 Power points. Laminate flooring. Recessed downlighting. TV and telephone points. PVCu part opaque double glazed door to

LEAN-TO GREENHOUSE
8'2" x 6'3"





Directions

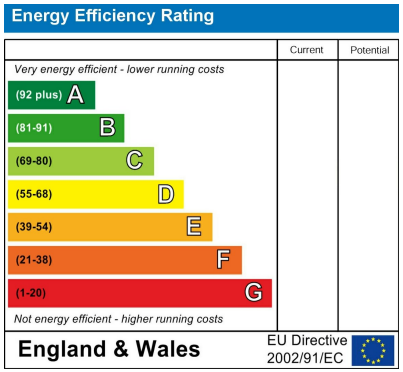
From the centre of Johnstown travel along 'Heol Salem' past the entrance to the Primary School around the sharp right hand bend and turn next left off 'Millbank Road' into 'Cilddewi Park.' Continue around the right hand bend and the property will be found a third of the way along on the right hand side.

Viewings

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

Council Tax Band

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