





No 97 Waun Burgess, Job's Well Road, Carmarthen, SA31 3JW

Offers In The Region Of £99,950

- PURPOSE BUILT FIRST FLOOR FLAT.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO THE 'CO-OP' CONVENIENCE STORE.
- WALKING DISTANCE JOHNSTOWN PRIMARY SCHOOL.
- SET BACK OFF AND ABOVE 'JOB'S WELL ROAD.'
- ALLOCATED PARKING SPACE.
- WALKING DISTANCE CENTRE OF JOHNSTOWN.
- 2 BEDROOMS. NO FORWARD CHAIN.
- WALKING DISTANCE 'UWTSD,' 'S4C' AND 'PARC DEWI SANT.'
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

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A most conveniently situated modern (1993) purpose built 2 BEDROOMED FIRST FLOOR FLAT with a dedicated car parking space for one at rear, being located set slightly back off and above 'Job's Well Road' within close proximity of 'UWTSD,' 'Canolfan S4C yr Egin,' 'Parc Dewi Sant' and the 'Co-op' convenience store on 'Job's Well Road' being within walking distance of the centre of Johnstown and its Primary School and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located on a regular bus route.

2 1 1

Council Tax Band: B





THE ACCOMMODATION COMPRISES: -

GROUND FLOOR

CANOPIED ENTRANCE PORCH
with PVCu part opaque double glazed entrance door to

ENTRANCE HALL
with 2 power points. Staircase to first floor.

FIRST FLOOR

LANDING
with telephone point. 2 Power points. Access to loft space. Electricity consumer unit. C/h thermostat control.

WALK-IN CLOAKS CUPBOARD OFF
with cloak hooks. 1 Power point.

BUILT-IN AIRING/LINEN CUPBOARD
with radiator. Slatted shelving.

FRONT BEDROOM 1
3.35 x 2.62 plus (11'0" x 8'7" plus)
walk-in wardrobe off over the stairwell. PVCu double glazed window with a view towards 'Ystrad' and 'Scott Woods'. 4 Power points. Part sloping ceiling. Radiator

BATHROOM
2.41 x 1.52 overall (7'11" x 5'0" overall)
with ceramic tiled/vinyl floor covering. Part tiled walls. Extractor fan. Electric towel warmer ladder radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over and shower screen. Radiator.

REAR BEDROOM 2
with radiator. PVCu double glazed window. 6 Power points.

LIVING/DINING ROOM
4.50 x 3.15 (14'9" x 10'4")
with radiator. PVCu double glazed window. 8 Power points. 2 TV points.

FITTED KITCHEN
2.51 x 2.06 (8'3" x 6'9")
with radiator. 6 Power points plus fused point. PVCu double glazed window with a view towards 'Ystrad' and 'Scott Woods'. Part tiled walls. Water stop tap. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit, gas hob, electric oven and canopied cooker hood. Wall mounted gas fired central heating boiler.

EXTERNALLY
On street parking available immediately to fore. Communal lawned gardens to front and rear. Drying area to rear. Allocated brick paved car parking space to rear.

GROUND RENT: -
£1 per year.

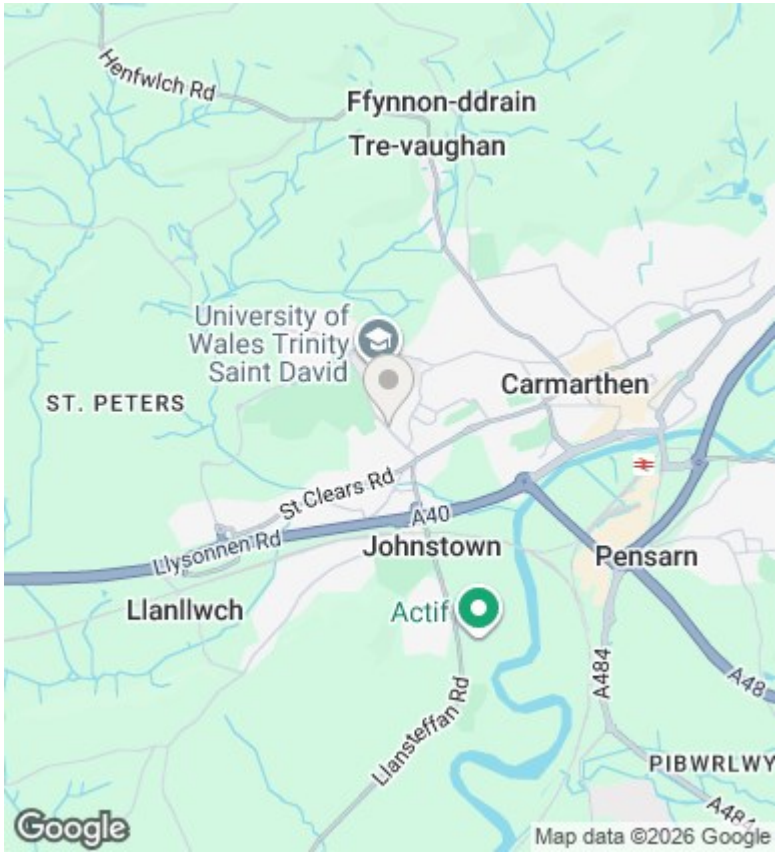
SERVICE/MAINTENANCE CHARGE: -
Currently £886.20p annually to include cutting grass of all the communal areas, buildings insurance and window cleaning in the summer.

LEASE TERM: -
125 Years from the 1st July 1993.

LEASE END DATE: -
1st July 2118.

UNEXPIRED TERM: -
92 Years.





Directions

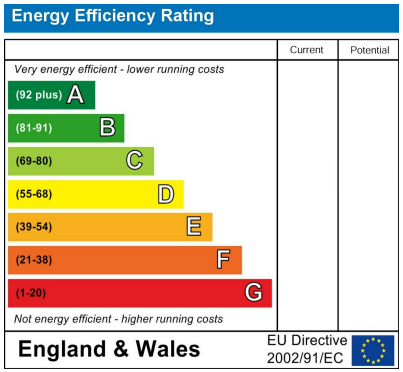
The property is located opposite the Bus Shelter adjacent to and just after the turning for 'Bro Myrddin' on 'Job's Well Road'.

Viewings

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

Council Tax Band

B



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