





No 30 Cilddewi Park, Johnstown, Carmarthen, SA31 3HP

Offers In The Region Of £220,000

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

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A very well presented and maintained most conveniently situated traditionally built (circa. 1970's) 2 DOUBLE BEDROOMED DETACHED BUNGALOW RESIDENCE having an attractive part brick facade 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, 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.

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Council Tax Band: D





RECESSED SIDE ENTRANCE PORCH
with tiled floor. PVCu part opaque double glazed entrance door and side screen to

RECEPTION HALL
7'7" x 5'5"
with C/h thermostat control. Telephone point. 4 Power points. Cloak hooks. Opaque glazed doors to the kitchen and

LOUNGE/DINING ROOM
20'8" x 10'9"
with 2 PVCu double glazed picture windows to fore. TV and telephone points. 2 Radiators. 9 Power points. Feature fireplace incorporating a coal effect gas fire on marble hearth.

FITTED KITCHEN
11'5" x 10'2"
with radiator. Ceramic tiled floor. PVCu double glazed window to side. Part tiled walls. Recessed downlighting. Plumbing for washing machine. Wall mounted 'Worcester' gas fired central heating combi boiler. 12 Power points plus fused point. Range of fitted base and eye level light oak effect fronted kitchen units incorporating open fronted/glazed units, gas hob,1.5 bowl sink unit, cooker hood and electric oven. PVCu part opaque double glazed door to outside.

INNER HALL
with radiator. Access to loft space.

BATHROOM
8'10" x 6'11"
with boarded effect vinyl floor covering. 2 PVCu double opaque double glazed windows. Part tiled walls. Extractor fan. Radiator. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Shower enclosure with electric shower over and shower door.

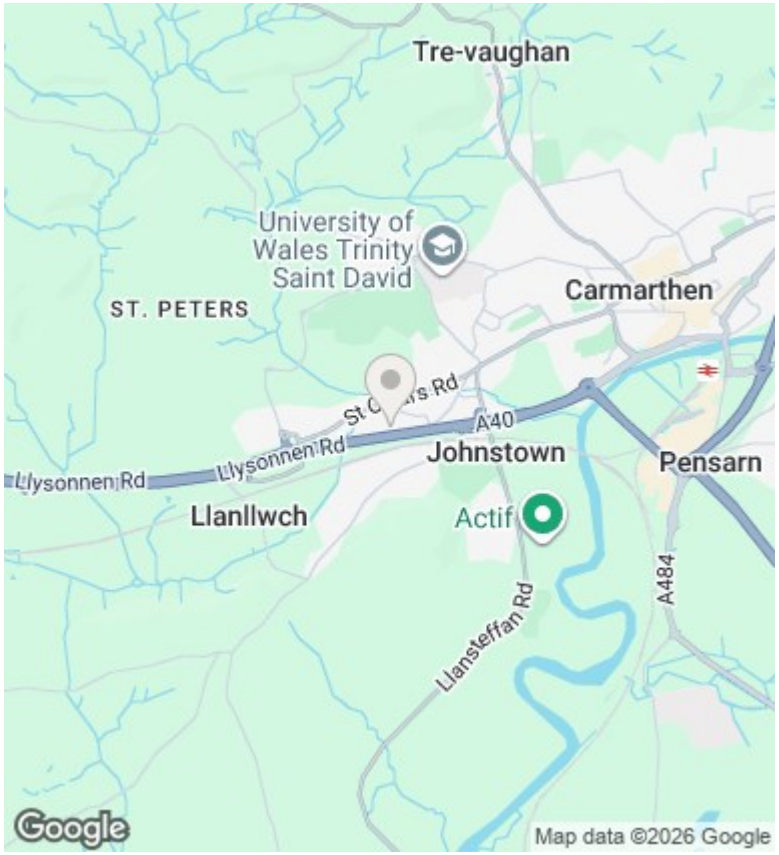
REAR BEDROOM 1
10'6" x 8'8"
with 4 power points. PVCu double glazed picture window. Radiator. TV and telephone points.

REAR BEDROOM 2
11'8" x 9'9"
with PVCu double glazed picture window. Radiator. 2 Power points.

EXTERNALLY
Open plan front lawned garden. Concreted/hardcored entrance drive providing hardstanding for up to 3 vehicles. Pathways to either side. Sunny rear walled lawned garden.

ADJOINING GARAGE
15'7" x 8'7"
concrete block built. Gas meter. Fitted shelving. Power and lighting. Up and over garage door. Sink unit. PVCu opaque double glazed window. 2 Power points.





Directions

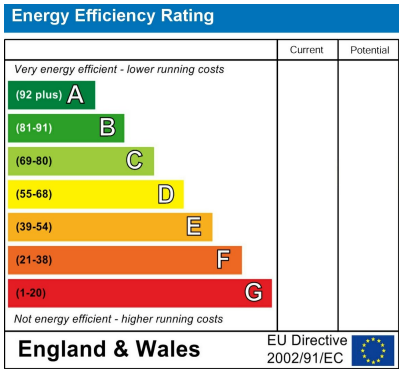
From the centre of Johnstown travel along 'Heol Salem' past the entrance to Johnstown Primary School continue around the sharp right hand bend and turn next left off 'Millbank Road' into 'Cilddewi Park.' Continue around the right hand bend and the property will be found three quarters of the way along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

Viewings

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

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