





No 9 Plas Ioan, Johnstown, Carmarthen, SA31 3NS

Offers In The Region Of £149,950

- ATTRACTIVE MIDDLE LINKED HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- LEVEL WALKING DISTANCE OF THE SPAR CONVENIENCE STORE, 'Q.E. HIGH' SECONDARY SCHOOL, LEISURE CENTRE AND 'TRINITY FIELDS' RECREATIONAL GROUND.
- EASE OF ACCESS TO A40/A48 TRUNK ROADS.
- ON SMALL CUL-DE-SAC PART OF ESTABLISHED RESIDENTIAL ESTATE.
- PRIVATE CAR PARKING. NO FORWARD CHAIN.
- 1.25 MILES CARMARTHEN TOWN CENTRE.
- 2 BEDROOMS. GAS C/H.
- REAR ENCLOSED GARDEN WITH REAR PEDESTRIAN ACCESS.
- WALKING DISTANCE CENTRE OF JOHNSTOWN.

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An attractive most conveniently situated 2 BEDROOMED MIDDLE LINK HOUSE (1 of 5) situated in a sought after residential area fronting onto a brick paved cul-de-sac that forms part of a larger overall established development of varying types and designs being located within a level walking distance of the 'Spar' convenience store, Leisure Centre, 'Q.E. High' Secondary School and 'Trinity Fields' recreational ground 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 are approximately 1.25 miles distant.

2 1 1

Council Tax Band: C





CANOPIED ENTRANCE PORCH
with part opaque double glazed entrance door to

RECEPTION HALL
9'9" in depth overall
with ceramic tiled floor. Radiator. Staircase to first floor. Understairs storage area. 2 Power points.

FITTED KITCHEN
9'8" x 7'6" overall
with vinyl floor covering. PVCu double glazed window to fore. Wall mounted 'Worcester' gas fired central heating combi boiler. C/h timer control. Part tiled walls. 7 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating an electric oven, gas hob, sink unit and cooker hood.

LIVING/DINING ROOM
14'4" x 11'9"
with radiator. Dado rail. 6 Power points. TV and telephone points. Sliding aluminium double glazed patio door to and overlooking the rear garden.

FIRST FLOOR

LANDING
with 2 power points. Access to loft space.

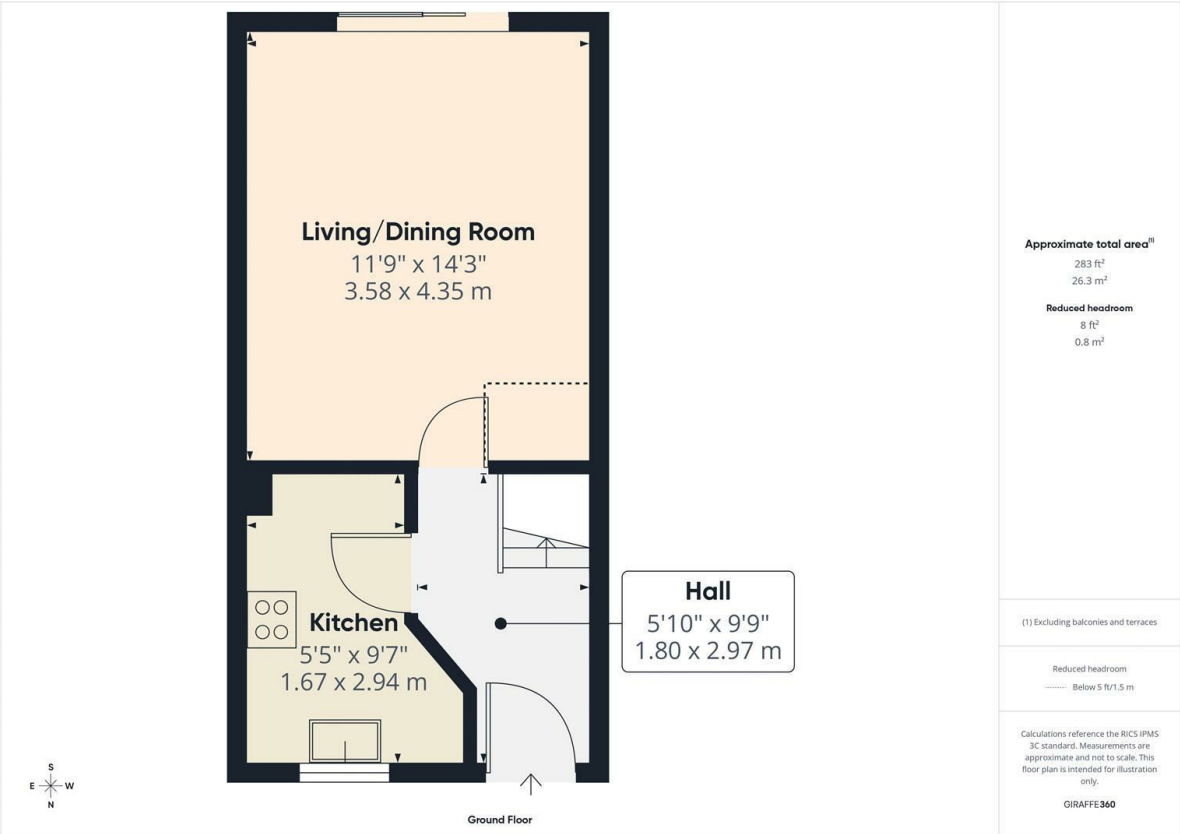
REAR BEDROOM 1
11'9" x 8'11"
with radiator. PVCu double glazed window. Dado rail. 4 Power points. TV and telephone points.

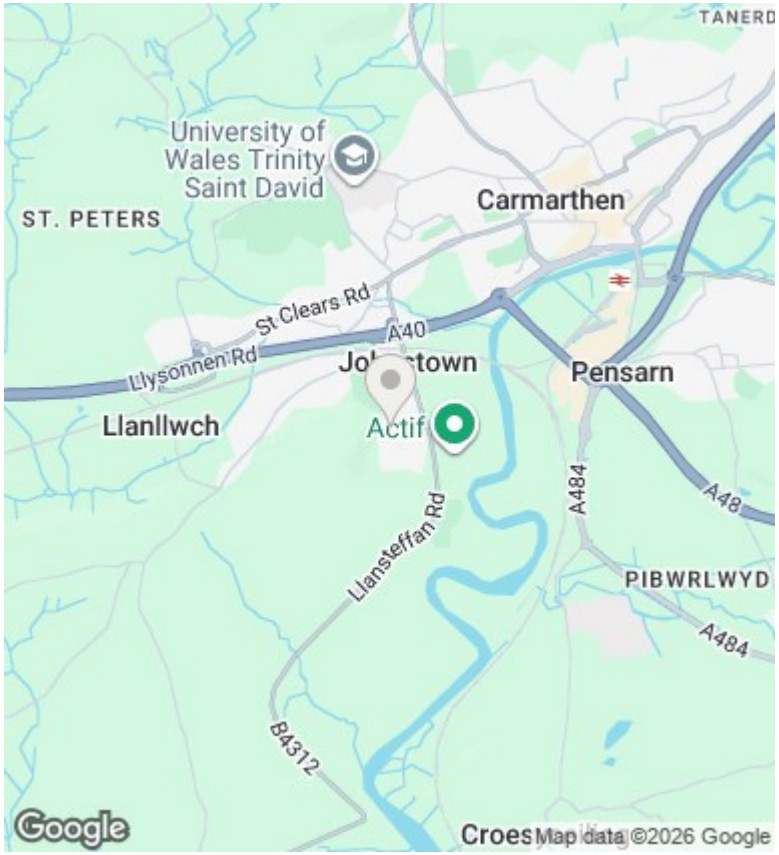
BATHROOM
6'5" x 5'5"
with pine boarded flooring. Radiator. Extractor fan. Part tiled walls. 3 Piece suite in white comprising WC, wash hand basin with fitted storage cupboard beneath and panelled bath with shower attachment, curtain and rail.

FRONT BEDROOM 2
11'10" x 8'4" overall
'L' shaped with radiator. Double glazed window. 4 Power points.

BUILT-IN CUPBOARD OFF
over the stairwell.

EXTERNALLY
Tarmacadamed forecourt providing hardstanding for upto 2 vehicles. Rear close boarded fenced lawned garden with paved patio area and gated pedestrian access to the rear service lane/path.





Directions

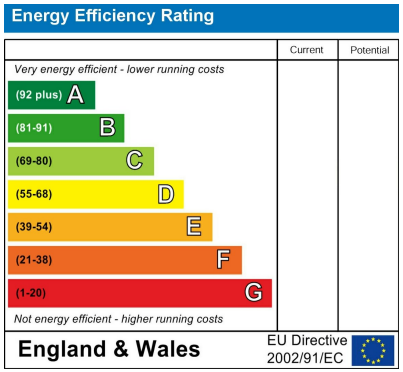
Travelling from the centre of Johnstown take the 'Llansteffan Road' over the 'fly-over' and past the turnings for 'Alltycnap Road' and 'Trinity Fields' recreational ground and turn next right into 'Lon y Plas' opposite the 'Spar' convenience store. Follow the road around passing the right hand turning for 'Porth y Plas', left hand turning for 'Plas Penwern' and right hand turning for 'Coed y Plas' and continue to the 'T' junction and bare right into 'Plas Ioan'. The property being found a little way in on the left

Viewings

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

Council Tax Band

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