





No 6 Plas Ystrad, Johnstown, Carmarthen, SA31 3PH

Offers In The Region Of £139,950

- MIDDLE LINK 'MEWS' style HOUSE.
- PVCu DOUBLE GLAZED WINDOWS.
- EASE OF ACCESS TO THE A40/A48 TRUNK ROADS.
- ADJACENT TO 'YSTRAD WOODS' WHERE THERE ARE MANY NATURE TRAILS ETC.
- 2 DOUBLE BEDROOMS.
- ALLOCATED CAR PARKING SPACE.
- 1.5 MILES CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- GAS C/H - NEW BOILER 2023.
- WALKING DISTANCE 'SPAR' SHOP, SCHOOLS AND LEISURE CENTRE.
- WALKING DISTANCE PLAYING FIELDS/RECREATIONAL GROUND.

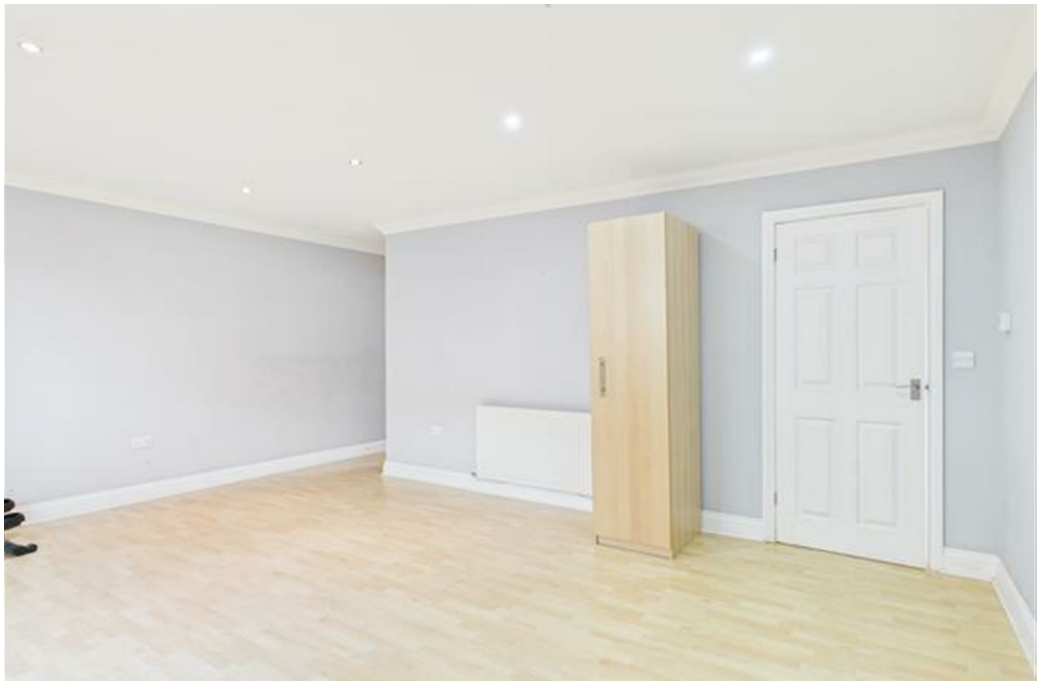
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A most conveniently situated 2 DOUBLE BEDROOMED MIDDLE LINKED (1 of 3) 'Mews' style HOUSE situate set back off the middle 'Courtyard' occupying part of the site of the former Servants Quarters to 'Ystrad Mansion' located bordering 'Ystrad Woods' within walking distance of the 'Spar' Shop, Primary/Secondary Schools and Leisure Centre on the 'Llansteffan Road' approximately 1.5 miles 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 the A40/A48 trunk roads.

2 1 1

Council Tax Band: C





ENTRANCE HALL
with staircase to First Floor. Double glazed/panelled door to fore. Cloak hooks. Recessed downlighting. 2 Power points. Boarded effect laminate flooring.

LOUNGE/DINING ROOM
17'11" x 13'5"
with boarded effect laminate flooring. 2 Radiators. Recessed downlighting. Double glazed/panelled door and side screens to and overlooking the communal garden area at the rear. TV and telephone points. 8 Power points. C/h timer control.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD
with electricity consumer unit. Electric light.

FITTED KITCHEN/BREAKFAST ROOM
11'3" x 10'6"
with double glazed 'sash' window to fore. Vinyl floor covering. Radiator. Recessed downlighting. Range of fitted base and eye level 'William Ball' contemporary kitchen units incorporating a sink unit, gas hob, electric oven, integrated washing machine, fridge and freezer, canopied cooker hood and breakfast bar. 10 Power points plus fused points. 'BAXI Assure' wall mounted gas fired central heating combi boiler (2023).

FIRST FLOOR

LANDING
with 2 power points. Mains smoke detector.

FRONT BEDROOM 1
11'4" x 10'5"
with radiator. Double glazed 'sash' window. 8 Power points.

BATHROOM
9'5" x 6'8"
overall 'L' shaped with opaque double glazed window. Extractor fan. Radiator. Wall light. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with electric shower over, curtain and rail. Part tiled walls. Vinyl floor covering.

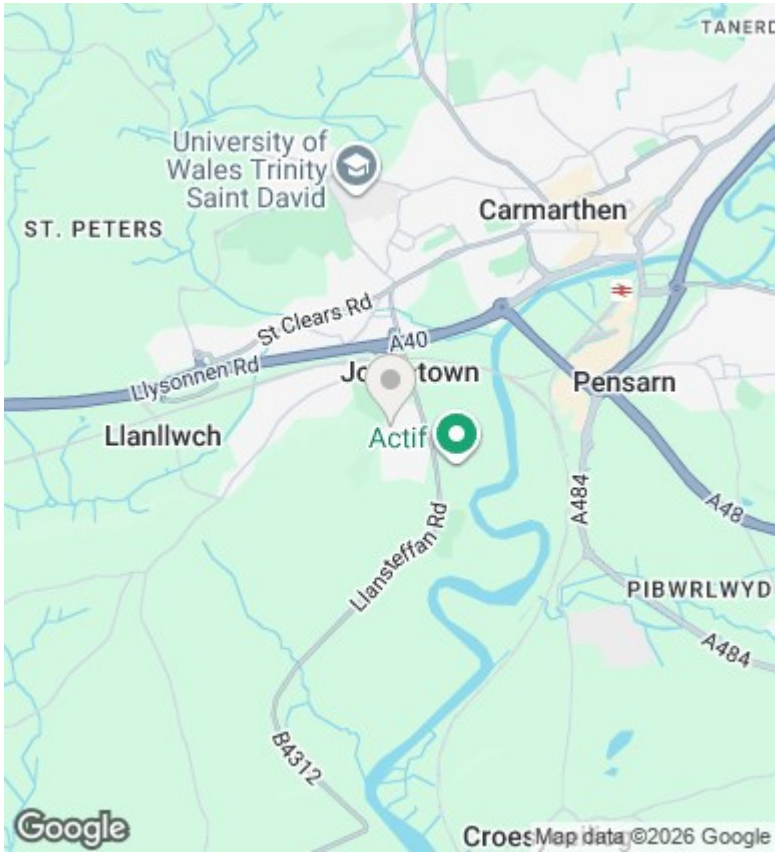
FITTED AIRING/LINEN CUPBOARD
over stairwell with radiator. Slatted shelving.

REAR BEDROOM 2
17'10" x 9'8"
with 2 double glazed 'sash' windows. Radiator. 10 Power points. TV and telephone points.

EXTERNALLY
Allocated brick paved car parking space. In addition there are brick paved visitor parking spaces. Communal gardens maintained by the Management Company.

SERVICE CHARGE
A Management Company has been established to manage the communal areas and there is a service charge to include the costs of cleaning/maintenance of all communal areas including the gardens/grounds, parking areas, Public Liability and external lighting which amounts to approximately £30 per month.





Directions

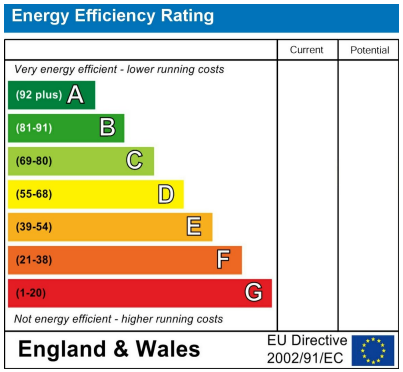
From Carmarthen take the A40 trunk road west towards St. Clears and having past the entrance to 'B&Q', exit the A40 after the underpass - signposted B4312 for Johnstown. At the junction turn right for Llansteffan continuing past the right hand turning for 'Alltycnap Road' and 'Trinity Playing Fields'. Opposite the 'Spar' Shop turn right into 'Lon y Plas' and take the second right turning into 'Coed y Plas'. Travel 200 metres up a rise and the entrance to 'Llys Ystrad' and 'Plas Ystrad' will be found on your left. No 6 'Plas Ystrad'

Viewings

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

Council Tax Band

C



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