





No 33 Cilddewi Park, Johnstown, Carmarthen, Carmarthenshire, SA31 3HP

Offers In The Region Of £220,000

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

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A most conveniently situated traditionally built 3 BEDROOMED DETACHED BUNGALOW located on an established estate of similar type dwellings being located 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





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

RECEPTION HALL
7'1" x 5'4"
with C/h thermostat control. 2 Power points. Fitted floor to ceiling cupboard.

LOUNGE/DINING ROOM
20'8" x 13'3" overall
slightly 'L' shaped with 2 radiators. Dado rail. 2 PVCu double glazed picture windows to fore. 7 power points. TV point. Feature tiled fireplace with marble hearth. Door to

FITTED KITCHEN
10'11" x 8'10"
with part tiled walls. Ceramic tiled floor. Radiator. PVCu double glazed window. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, gas hob with stainless steel splashback and canopied cooker hood. PVCu part opaque double glazed door to outside. 6 power points plus fused point.

FITTED AIRING CUPBOARD
with 1 power. Slatted shelving. Wall mounted 'Worcester' gas fired central heating boiler. C/h timer control.

INNER HALL
with radiator. Access to the loft space.

SEPERATE WC
with part tiled walls. PVCu opaque double glazed window. Radiator. 2 Piece suite comprising wash hand basin and WC.

BATHROOM
5'9" x 5'5"
with radiator. Part tiled walls. PVCu opaque double glazed window. 3 piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

REAR BEDROOM 1
11'10" x 9'10"
with radiator. PVCu double glazed picture window overlooking the rear garden.. Telephone point. 3 Power points.

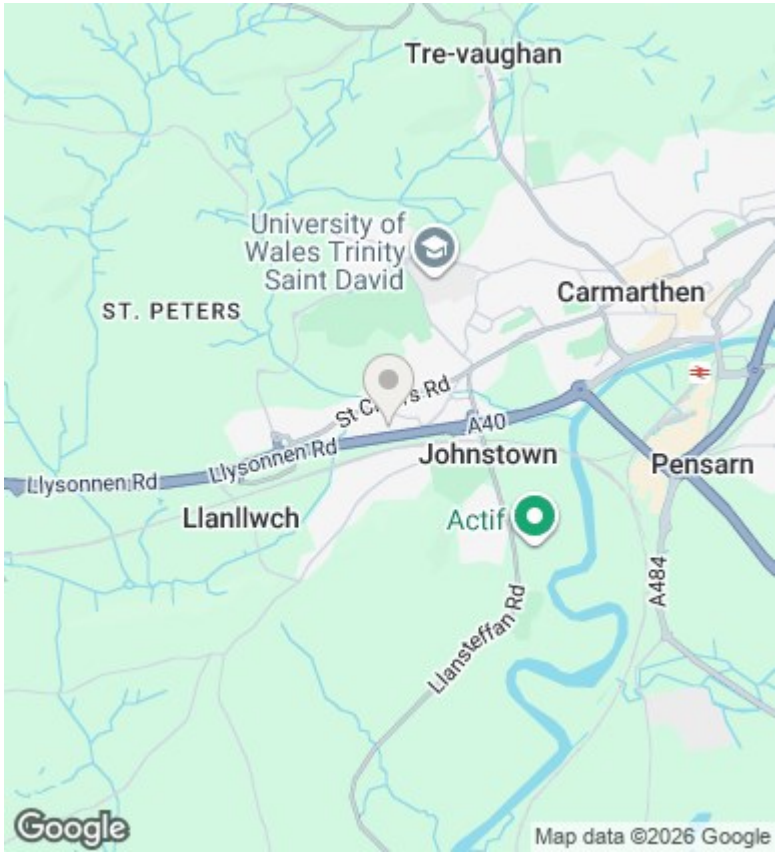
INNER HALL.
with cloak hooks. Glazed doors to

REAR BEDROOM 2
10'4" x 11'7"
extending to 12' (3.65m) with 4 power points. Radiator. PVCu double glazed window. PVCu double glazed 'french' door to outside.

SIDE BEDROOM 3
15'1" x 8'1"
formerly the garage with boarded effect laminate flooring. Radiator. Double aspect. PVCu double glazed window to fore. PVCu double glazed sliding patio door to rear. 6 power points.

EXTERNALLY
Dwarf walled paved front garden. Side concreted entrance drive that provides ample private car parking. There is to the rear a walled paved garden measuring 34' x 21' with a door that leads to a further enclosed former vegetable garden.





Directions

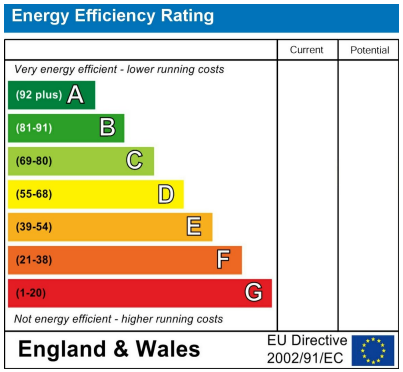
From the centre of Johnstown travel along 'Heol Salem' past the entrance to the Primary school, around the sharp right hand bend and turn next left off 'Millbank Road' into 'Cilddewi Park'. Continue around the right hand bend and the property will be found half way along on the left hand side and before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

Viewings

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

Council Tax Band

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Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk