





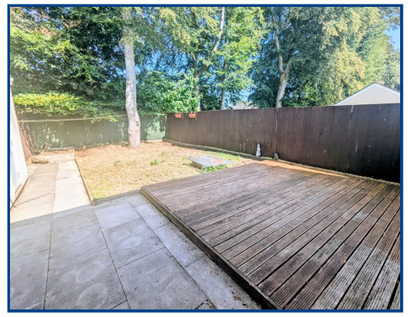














Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Parc Starling
Johnstown
Carmarthen
Carmarthenshire

Offers In Region Of **£299,000**











- A Spacious Conveniently positioned Detached 4 Bed Family Home
- Popular Cul De Sac Modern Development
- Modern Contemporary Spacious 4 Bed (En Suite) Property
- Close Proximity to Carmarthen Town Centre, Schooling & Leisure Centre
- ** NO ONWARD CHAIN **
- Hall, 2 Rec Rooms, Kitchen/Diner, Utility, WC
- First Floor Provides 4 Bedrooms (One En Suite) & Bathroom
- Level Rear Enclosed Garden & Decking/Patio
- Car Parking Driveway And Garage

General Description

EPC Rating: C

A most spacious detached 4 bedroom (en suite) house perfect for the modern day family, located in a very popular edge of town development. The property offers well proportioned accommodation, with an enclosed low maintenance rear garden with decking/patio area within to relax & entertain, plus useful single garage and driveway parking. Conveniently located on the edge of Carmarthen town being within close proximity to schooling, leisure centre and the dual carriageway.

Parc Starling, Johnstown, Carmarthen, Carmarthenshire.

Property Description

This spacious generously sized 4 bedroom family home is ideal for a busy family being laid out for practical living with ample storage space and easy maintenance in mind. The property offers roomy living areas, and the accommodation briefly comprises hallway , cloakroom, sitting room, reception/dining room, modern fitted kitchen, utility room to the ground floor plus 4 bedrooms, one with en suite shower room, and family bathroom at first floor level.

Externally a small garden area is found to the front of the house with a low maintenance enclosed garden to the rear with large decking/patio and lawn area ideal for relaxation, a single garage and driveway provides off road parking to the side of the house. The enclosed garden is very safe for both children and dogs.

The property is located on a modern development of different style properties being within close proximity to Carmarthen town centre which offers a good range of amenities and facilities including schooling, modern shopping centre, rail station and good access onto the carriageway. The village of Johnstown offers good amenities including schooling, leisure centre and again having easy access onto the carriageway.

Entrance Hall

Front entrance door, radiator, stairs to first floor, under stair cupboard, doors to:

Cloakroom (7' 07" x 2' 08") or (2.31m x 0.81m)

Modern suite comprising WC and wash basin, heated towel rail, tiled walling.

Reception/ Dining Room (12' 0" x 8' 07") or (3.66m x 2.62m)

Window to front, radiator, connecting double doors to:

Living Room (16' 06" x 11' 07") or (5.03m x 3.53m)

French doors to rear garden, radiator.

Kitchen (15' 08" Max x 9' 03") or (4.78m Max x 2.82m)

Fitted base and wall cupboards, sink unit, gas hob and oven with fitted hood over, plumbing for dish washer, built in fridge/freezer, tiled flooring, radiator, door to:

Utility Room (8' 0" Max x 6' 05") or (2.44m Max x 1.96m)

Fitted base and wall cupboards, sink unit, plumbing for washing machine, gas fired boiler, radiator, side exterior door.

First Floor Landing

Built in cupboard, radiator, doors to:

Parc Starling, Johnstown, Carmarthen, Carmarthenshire.

Bedroom 1 (11' 08" x 10' 09") or (3.56m x 3.28m)

Range of fitted wardrobes, radiator, window to rear, door to:

En-Suite Shower Room (6' 03" x 3' 11") or (1.91m x 1.19m)

Modern suite with fully tiled shower cubicle, wash basin, WC, heated towel rail.

Bedroom 2 (10' 06" x 8' 09") or (3.20m x 2.67m)

Window to rear, radiator.

Bedroom 3 (12' 02" x 88' 0") or (3.71m x 26.82m)

Window to front, radiator.

Bedroom 4 (11' 0" x 7' 06") or (3.35m x 2.29m)

Window to front, radiator.

Bathroom (7' 05" x 6' 04") or (2.26m x 1.93m)

Modern suite comprising bath with shower over, WC, was basin, tiled floor and walling, heated towel rail.

Outside

Small garden area to front with car parking driveway to side for two vehicles leading to single garage - 18'8 x 9'6 with up and over door and side entrance door, power connected. Mature enclosed lawn garden to rear with patio/decking area to relax and enjoy, mature tree being all enclosed and safe for children and dogs.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available the vicinity. Please contact your provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold

Council Tax

E

Directions

Proceed from the town centre up through Lammas Street to the very end, and proceed across the roundbout by the Quins rugby club, and continue along Picton terrace all the way up passing Picton terrace on your right. Carry on again until arriving at the traffic lights at the bottom of the hill and proceed straight on at the junction and the entrance leading into Parc Starling will be found further along on the right (opposite the filling station). Proceed up through the estate and the property can be found further along on the right.



