Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Plas Y Ddol
Johnstown
Carmarthen
Carmarthenshire

Offers In Region Of £165,000











- ** NO ONWARD CHAIN** - Ideal First Time Buy
- Popular & Most Convenient Spot
- Walking Distance To Schools & Leisure Centre
- Private Cul De Sac Estate On Edge Of Town
- Kitchen, Living/Dining Room, Conservatory
- First Floor - 2 Bedrooms & Bathroom
- Car Parking Driveway For 2 Cars
- Enclosed Rear Garden To Relax & Enjoy
- Suitable For Investment Buyers
- **VIEWING RECOMMENDED**

Ref: PRC11442

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Viewing Instructions: Strictly By Appointment Only

General Description

** NO ONWARD CHAIN ** - A most conveniently positioned mid terraced 2 bedroom house located on a popular cul de sac estate within the popular village of Johnstown being within walking distance to schooling and the leisure centre. Provides cosy accommodation with conservatory and enclosed rear garden with car parking drive. The property would be ideally suited for the first time buyer or investment purposes being only a 5 minute drive to Carmarthen town centre.

Accommodation

Kitchen (11' 09" x 9' 10") or (3.58m x 3.00m)

Modern fitted range of base and wall cupboards with sink unit and solid timber worktops, built in electric oven with ceramic hob and hood over, gas fired boiler, plumbing for washing machine, radiator, stairs to first floor, front entrance door, door to:

Living/Dining Room (14' 02" x 11' 10") or (4.32m x 3.61m)

Radiator, laminate flooring, patio doors to:

Conservatory (8' 08" x 8' 02") or (2.64m x 2.49m)

Ideal room to relax with French doors leading out to rear garden.

First Floor Landing

Doors to:

Bedroom 1 (11' 09" x 9' 10"Max Max) or (3.58m x 3.00m Max)

Window to front, radiator, over stairs store cupboard.

Bedroom 2 (9' 08" Min x 8' 10") or (2.95m Min x 2.69m)

Range of fitted wardrobes, radiator.

Bathroom (6' 03" x 5' 06") or (1.91m x 1.68m)

Suite comprising bath with shower over and screen, WC, wash basin, radiator.

Outside

Car parking driveway to front for 2 vehicles with small garden area, enclosed rear garden with patio area to sit out and relax, with rear pedestrian access gate.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

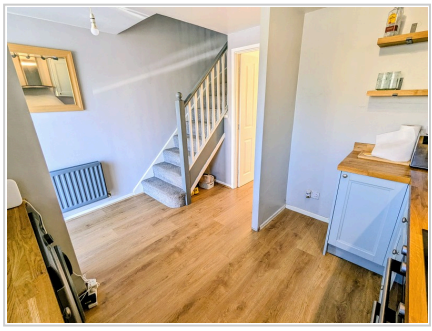
Council Tax

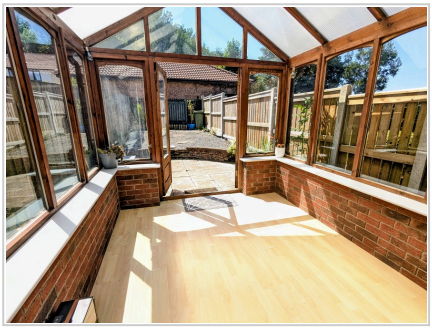
Band C

Directions

Exit Carmarthen along Llansteffan Road, turning right into Lon Y Plas, follow the road around and take the second right turning signposted Coed Y Plas. Continue along and take the next right where the property can be found further along on the left hand side.

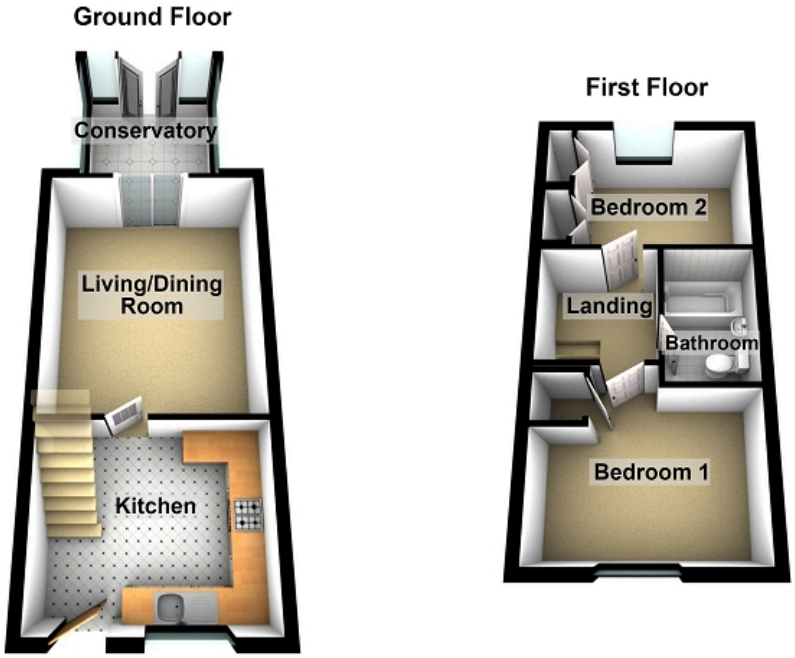












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