

Terry Thomas & Co

ESTATE AGENTS



15 Plas Penwern

Johnstown, Carmarthen, SA31 3PN

In the tranquil setting of Plas Penwern, Johnstown, this charming detached house offers a delightful family home with three well-proportioned bedrooms and a modern bathroom. The property is situated within a mature cul-de-sac, ensuring a peaceful environment while still being conveniently close to essential amenities.

Families will appreciate the proximity to the comprehensive school and leisure centre, making it an ideal location for those with children. Local shops are just a short stroll away, providing everyday conveniences. For a broader selection of shopping and leisure options, Carmarthen town centre is within easy walking distance, offering a vibrant mix of facilities to cater to all your needs.

The property also boasts excellent transport links, with easy access to the A40, allowing for seamless travel east and west, and onward connections to the M4 corridor. This makes it a perfect choice for commuters or those who enjoy exploring the beautiful surrounding areas.

With its desirable location and spacious layout, this home presents an excellent opportunity for anyone looking to settle in a welcoming community. Whether you are a first-time buyer or seeking a family residence, this property is sure to impress.

Offers in the region of £230,000

15 Plas Penwern

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This is a attractive detached, part-exposed brick-built house situated within a mature cul-de-sac, offering well-proportioned accommodation together with an adjoining single garage, driveway parking and a south-facing rear garden. The property is conveniently located within walking distance of the comprehensive school, leisure centre and local shops, with Carmarthen town centre also accessible on foot.

Entrance Hallway

Approached via a canopied open storm porch with red-painted double-glazed entrance door, the hallway has double-panel radiator, staircase to the first floor and doors leading to the kitchen, dining room, lounge and cloakroom. There is also useful open recessed storage beneath the stairs.

Cloakroom

Fitted with a wall-mounted wash hand basin with tiled splashback and low-level WC, together with a uPVC double-glazed window to the side.

Kitchen

9'6" x 9'0" (2.90m x 2.76m)

Fitted with a range of base units incorporating a marble-effect work surface and stainless steel sink. There is a larder cupboard, tiled walls with patterned inserts, gas and electric cooker points, plumbing for a washing machine and space for a fridge. uPVC double-glazed window to the front and serving hatch through to the dining room.

Dining Room

9'5" x 7'11" (2.89m x 2.42m)

Having thermostatically controlled single-panel radiator and open archway leading through to the lounge.

Lounge

15'5" x 9'10" (4.71m x 3.01m)

A well-proportioned reception room with uPVC double-glazed French doors opening onto the rear paved patio and garden, together with a uPVC double-glazed window to the rear.

Feature fireplace with marble hearth and backplate, housing a mains gas living flame fire.

First Floor Landing

Gallery-style landing with thermostatically controlled double-panel radiator, uPVC double-glazed window to the side and built-in airing cupboard housing the Logic mains gas-fired combination boiler, serving the central heating and domestic hot water.

Bedroom One

15'5" x 8'4" (4.71m x 2.56m)

A double-aspect bedroom with uPVC double-glazed windows to the front and side and thermostatically controlled double-panel radiator

Bathroom

6'8" x 5'9" (2.05m x 1.76m)

Fitted with a three-piece suite comprising pedestal wash hand basin with tiled splashback, low-level WC and panel bath.

Part-tiled walls with patterned inserts and uPVC double-glazed window to the side.

Bedroom Two

8'5" extending to 9'4" x 12'11" (2.59m extending to 2.86m x 3.96m)

Having uPVC double-glazed window to the rear and thermostatically controlled double-panel radiator.

Bedroom Three

10'3" x 6'7" (3.14m x 2.02m)

uPVC double-glazed window to the rear and thermostatically controlled double-panel radiator.

Externally

The property enjoys a south-facing rear garden, laid principally to lawn with a variety of established shrubs and foliage to the boundaries, together with a paved patio area. Timber fencing provides enclosed boundaries. The adjoining single garage has an up-and-over door, with open underpassage providing access between the garage and property, together with gated access.

Services

Mains electricity, water, drainage and gas are connected.







Floor Plan



Type: House - Detached
Tenure: Freehold
Council Tax Band: D

Services: Mains electricity, water and drainage. Mains gas central heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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