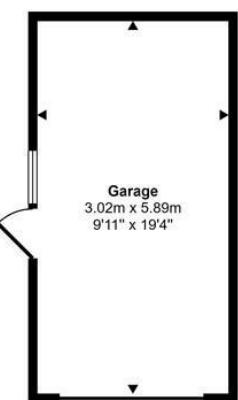


Floorplan
Approx 54 sq m / 580 sq ft



Garage
Approx 18 sq m / 192 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Carmarthenshire

ref: CFP/AMS/04/23/OK

Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



2c Glantawelan, Johnstown, Carmarthen, Carmarthenshire, SA31 3JA

- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge With Feature Fireplace
- Kitchen
- Good Transport Links
- Walking Distance To Carmarthen Town
- Off Road Parking
- Detached Garage
- Gas Central Heating
- EPC Rating: TBC

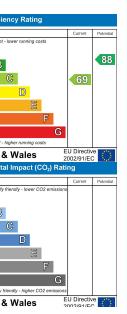
£190,000

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The Agent that goes the Extra Mile





A semi-detached bungalow situated in the popular area of Johnstown, conveniently located on the outskirts of Carmarthen town, within walking distance to schools and amenities. This would make a great retirement property or first time buy. The accommodation briefly comprises: an entrance hallway, lounge with feature fireplace, a kitchen with matching wall and base units which leads to the rear porch. There are two double bedrooms and a bathroom.

Externally, the property offers off road parking for multiple vehicles as well as a garage which benefits from power and lighting. To the front there is a gravelled area and path leading to the front door. The rear garden can be accessed via the side of the property and has a patio and lawned area. This is the perfect spot to sit and relax.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



Entrance Hallway

Lounge

Kitchen

Porch

Bedroom One

Bedroom Two

DIRECTIONS

From our office in Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Heol Salem. Continue along the road before turning right onto Glantawelan, and you will find the property located on your right hand side. What Three Words Reference -



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.