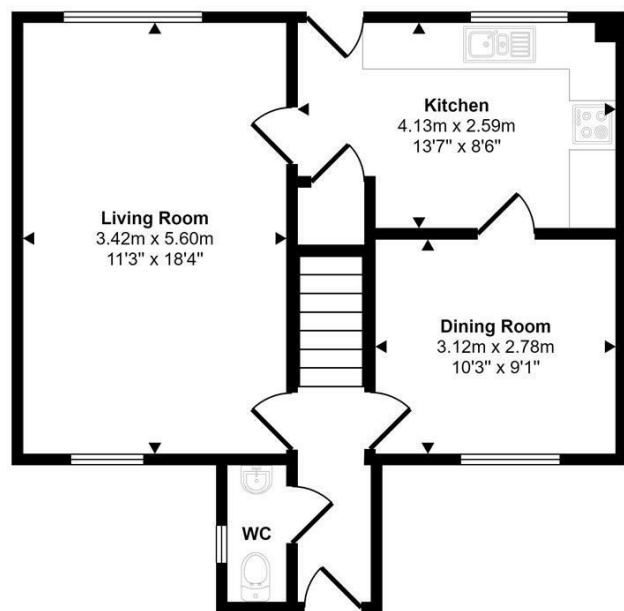
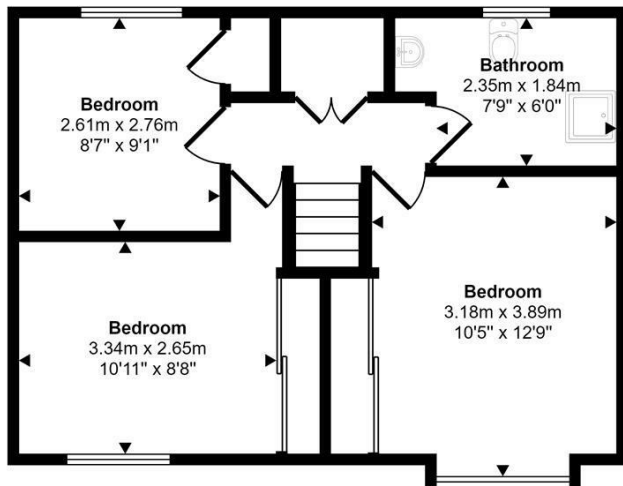


Approx Gross Internal Area
90 sq m / 971 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft



First Floor
Approx 44 sq m / 472 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.

GENERAL INFORMATION

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.

TAX: Band E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

EJL/REM/02/24/OK

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

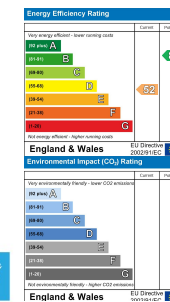
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



8 Lon Y Plas, Johnstown, Carmarthen, Carmarthenshire, SA31 3NJ

- DETACHED HOUSE
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- CLOSE TO SCHOOLS
- HEATING - GAS
- THREE BEDROOMS
- CLOSE TO CARMARTHEN TOWN
- IN NEED OF MODERNISATION
- GARAGE
- EPC RATING - E



Offers In Excess Of £200,000

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

The Agent that goes the Extra Mile





An opportunity to purchase a three bedroom detached house, in the sought after location of Johnstown, with easy access to Carmarthen town, schools and local amenities.

The house is in need of some modernisation but would make an ideal family home, with the opportunity to put your individual stamp on it The accommodation briefly comprises; entrance hall, downstairs w/c, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Externally the house benefits from off-road driveway parking, garage and corner plot location. The rear garden is mainly laid to lawn with a patio seating area, and can be accessed from the kitchen door with side access from the driveway.

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.



DIRECTIONS

From our office in Carmarthen, head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas Street, Turn right onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto Picton Terrace/B4312, Continue to follow B4312 for half a mile then turn left onto Llansteffan Rd/B4312, Turn right onto Lon Y Plas and the property will be on your right-hand side.

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