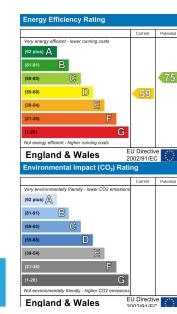


2 Heol Drindod, Johnstown, Carmarthen, SA31 3NU

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- CORNER PLOT
- OFF ROAD PARKING
- GARAGE
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- MODERNISED AND EXTENDED BY CURRENT OWNERS
- OUTBUILDINGS
- EPC - D

£315,000

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



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 D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<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.

CFP/REM/11/24 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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The Agent that goes the Extra Mile



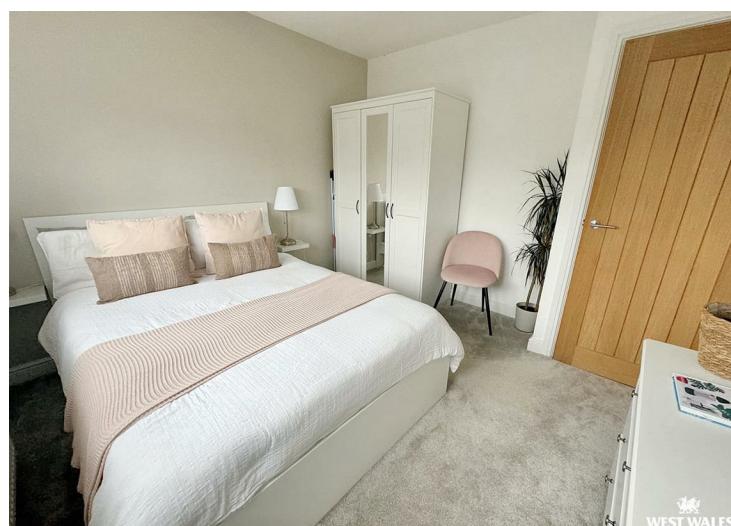
We are delighted to present for sale a beautifully renovated and modernized detached three-bedroom bungalow in the desirable area of Johnstown. This stunning home, meticulously extended and upgraded by the current owners, is set on a corner plot with off-road parking, a garage, a separate utility building, and an additional outbuilding currently utilized as a home gym.

This property features a generous 35ft open-plan living room, kitchen, and dining area, equipped with modern units and French doors that open onto a private, landscaped rear garden. The beautifully designed rear garden offers a peaceful outdoor space for relaxation and entertaining.

When entering the property, you would be forgiven for thinking it is a show home as it certainly has the wow factor. The property briefly comprises; an entrance hallway, an incredible open-plan living/kitchen/dining area, three double bedrooms, and a stylish shower room. There is a separate utility building, equipped with WC and shower as well as cupboards, worktop space and sink, perfect for washing machine and tumble dryer, also a space to wash off the mud or sand before coming back in the home.

Externally the property benefits from sitting on a corner plot, with an enclosed front garden mainly laid to lawn with a path to the front door. To the side of the property site the utility room with the garage and home gym to the rear of the garden. There is a wonderful lawn area in the back garden with a patio seating area. The garden offers space for the children (or dog) to play and space for alfresco dining.

Conveniently located in Johnstown, on the outskirts of Carmarthen, close to local amenities and only 15 minutes from Llansteffan Beach, the property enjoys an enviable location.



DIRECTIONS

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 Llansteffan Rd/B4312, Turn right onto Ystrad Dr, Turn right onto Heol Drindod, The property is on the right. What3Words Reference; //listed.dozen.amuse

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