



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: D

HEATING: Gas

IRK/ LSM/ 09/25 / Ok EJL

**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.

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

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



**Fairways 3 Llansteffan Road, Johnstown, Carmarthen, Carmarthenshire,  
SA31 3LY**

- Well Presented
- Detached House
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Close to local ammenities
- Driveway
- Double Glazed
- Gas Central Heating
- EPC D

**£270,000**

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

**naea | propertymark**

**PROTECTED**



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**The Agent that goes the Extra Mile**



## DIRECTIONS

From Carmarthen office, continue up LLamas Street. At the junction turn right, and then take the 1st exit onto Picton Terrace. Continue down Monument Hill, and then turn left at the traffic lights. The property is on the right hand side. WhatThreeWords://decent.cities.body

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.