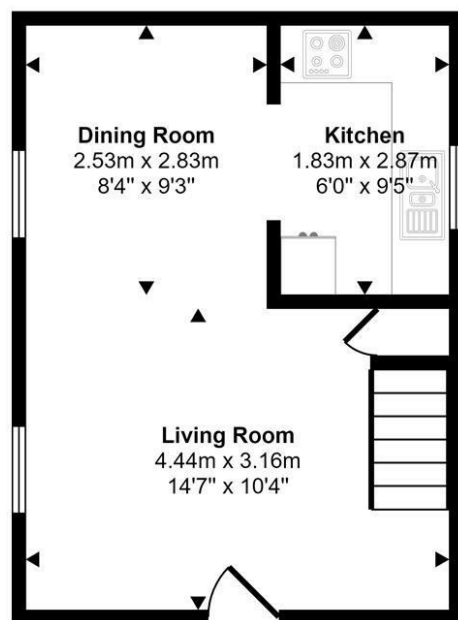
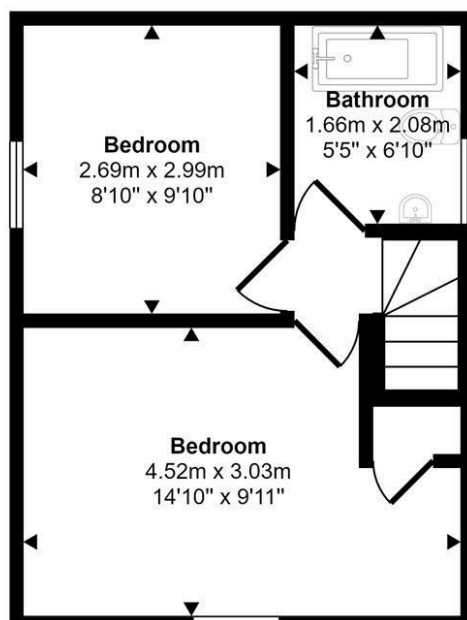


Approx Gross Internal Area
55 sq m / 597 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 28 sq m / 300 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: STRICTLY 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 C

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.

IRK/REM/05/24 OK REM

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

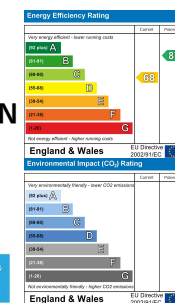


2 Llys Ystrad, Johnstown, Carmarthen, Carmarthenshire, SA31 3PU

- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- FIRST TIME BUYER OPPORTUNITY
- BEAUTIFULLY PRESENTED
- CLOSE TO YSTRAD WOODS
- ALLOCATED CAR PARKING SPACE
- FORMERLY PART OF PLAS YSTRAD MANSION
- HEATING - GAS
- EPC RATING - D

£160,000

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



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The Agent that goes the Extra Mile





This well-presented modern two double bedroom semi-detached house is on the former Plas Ystrad Mansion site and situated on the outskirts of the popular village of Johnstown. The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all.

The ground floor offers open-plan lounge, dining room and kitchen area, which is all presented in a L shape from the front door. On the first floor there are two double bedrooms and the family bathroom, with shower over bath. The property is in a courtyard setting formerly part of Plas Ystrad Mansion, with well-maintained communal gardens leading to Ystrad woods. There is also allocated brick paved parking.

The County town of Carmarthen lays claim to being the oldest town in Wales. One of towns most famous early residents was Merlin the Magician. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthurs wizard. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS

From our office in 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 Llansteffan Rd/B4312. Turn right onto Lon Y Plas. Turn right onto Coed Y Plas. Continue on this road until the end and turn left into Plas Ystrad / Llys Ystrad. What3Words Reference; [///cats.become.tennis](https://www.what3words.com/?w3wc=cat.become.tennis)

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