

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: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX Band: D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LLE/07/25/OK EJJ

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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**

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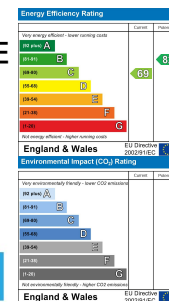


## 4 Heol Drindod, Johnstown, Carmarthen, Carmarthenshire, SA31 3NU

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- ESTABLISHED VEGETABLE PATCH
- 0.4 MILES (APPROX) TO SECONDARY SCHOOL
- GAS CENTRAL HEATING
- THREE BEDROOMS
- IDEAL FAMILY HOME
- 0.2 MILES (APPROX.) TO LEISURE CENTRE
- 1.5 MILES (APPROX.) TO CARMARTHEN
- EPC RATING: C

**£260,000**

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







Located in a cul-de-sac in the popular village of Johnstown, on the outskirts of Carmarthen, this three-bedroom semi-detached property offers an ideal setting for family living. Conveniently situated just a 2-minute walk from the local leisure centre—with a full-length swimming pool, fully equipped gym, and health suite—and only 5 minutes' walk from the highly regarded QE High School, the location is perfect for active families. The town centre is just a mile away via a flat riverside path and the property is well served by local bus routes.

The home features a welcoming open-plan living and dining area complete with a cosy wood-burning stove, perfect for family gatherings and relaxing evenings. The kitchen has been refurbished to a high standard, offering both style and functionality. The former garage has been thoughtfully converted into a versatile second reception room, ideal as a playroom, home office, or additional lounge. Adjacent to this is a practical utility area and a convenient downstairs WC.

Upstairs, there are three bedrooms and a family bathroom. The property benefits from gas central heating and UPVC double glazing throughout.

Outside, the property boasts an enclosed rear garden, thoughtfully designed. There is a lawned area, two greenhouses, dedicated vegetable beds, a patio seating area, and a garden shed—ideal for green-fingered buyers or families who enjoy outdoor living. To the front, there is driveway parking for two vehicles.

This attractive and adaptable home combines comfort, convenience, and lifestyle, making it a perfect choice for families seeking a quiet yet well-connected residential location.

Carmarthen is widely regarded as the oldest town in Wales, with a rich Roman history dating back to around AD 75. Set along the banks of the River Towy and just eight miles from Carmarthen Bay, the town blends heritage with modern convenience.



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