

#### 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: @ 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/09/24 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,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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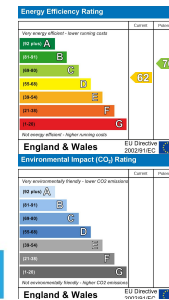


## Acorn Views Johnstown, Carmarthen, SA33 5BL

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- GARAGE
- COUNTRYSIDE VIEWS
- HEATING - OIL
- THREE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- 10 MINUTE DRIVE FROM CARMARTHEN TOWN
- EPC RATING - D

**£385,000**

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**The Agent that goes the Extra Mile**







Introducing Acorn Views, this beautifully presented, three-bedroom, detached property which is situated approximately two miles from Johnstown on the edge of Carmarthen town.

The accommodation briefly comprises: Entrance Hall with WC, Understairs Cupboard and door providing access to the Integral Garage, study/4th bedroom, Open Plan Living/Dining Room with wood burner and bi-fold doors leading to the rear garden, Kitchen, Utility Room with additional workspace and storage and rear stable door leading out to the patio area in the rear garden. The upstairs comprises; Master Bedroom, Family Bathroom and two Further Bedrooms one of which benefits from an en-suite.

Externally to the front of the property, there is a gated driveway providing ample off-road and electric door access to the Integral Garage. The rear garden has two seating/patio areas, a mature wildlife pond, two sheds and two lawn levels. The current vendors advise the garden is a haven for birds and wildlife. Overlooking the countryside to both the front and rear this property is a must-see.

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 heart of the town has undergone regeneration and the 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 on Dark Gate in Carmarthen, head to the end of Lammas street and then turn right. At the roundabout take the first exit left, continue along down the hill past the monument. At the traffic lights turn left and continue along, take the 4th right turning into Alltynap Road and continue along this road for approximately 2 miles and the property can be found on the Right-hand side. What3Words Reference; [///acclaimed.towns.processes](http://acclaimed.towns.processes)

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