Approx Gross Internal Area
140 sq m / 1502 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.

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

ref: IRK/ LLE/ JULY/ 25
TAKEONOK23/07/25/LLE

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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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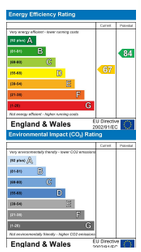






Troed Y Rhiw 1 Llansteffan Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3LY

- SEMI-DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GARDEN
- GAS CENTRAL HEATING
- TOWN LOCATION
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- BRILLIANT INVESTMENT
- EPC RATING: D



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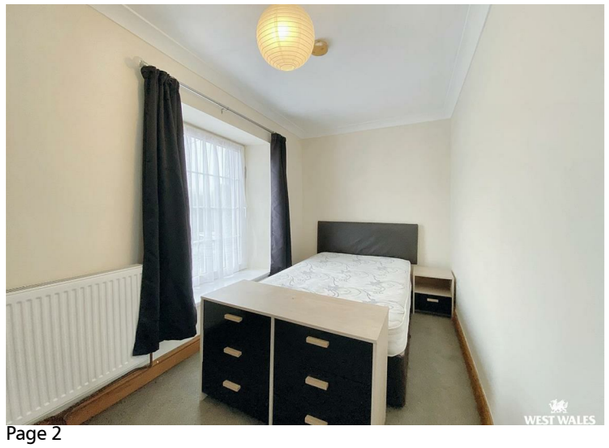


















NO ONWARD CHAIN!!!
A brilliant investment opportunity to acquire a well presented double fronted fully renovated period residence, situated in the heart of Johnstown, Carmarthen. Ideal as a rental property for students, a first time home buyer, or those seeking a family home in a prime location. Viewing is highly recommended!

You enter the property into a welcoming hallway which leads to, two spacious reception rooms providing versatile accommodation, with the option to create a fifth downstairs bedroom if needed. Off the living room, steps lead down to a second hallway with a downstairs bathroom. An open plan kitchen/diner is ideal for entertaining your family and friends, and is fitted with modern gloss units, wood effect worktops and a breakfast bar.

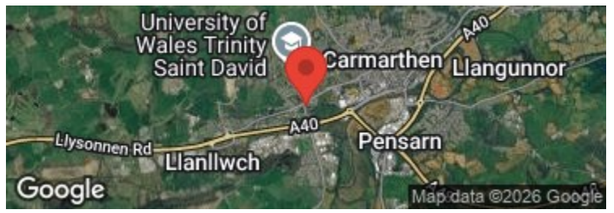
Upstairs, is set over a split level landing, and accommodates; a second family bathroom, and four double bedrooms. The property benefits from UPVC double glazing and app controlled gas central heating.

Externally, the 130ft (approx.) plot boasts of a large driveway with ample off road parking for 4 – 5 cars and a south facing low maintenance garden located to the rear, is the ideal space for dining al fresco during the summer months.

Local amenities such as primary and secondary schools, university, leisure centre, supermarkets, train station and Carmarthen town centre are all within walking distance. Conveniently, the A40 is within easy reach providing swift access to the M4. 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. It is home to key institutions such as the headquarters of Dyfed Powys Police, the Carmarthen campus of the University of Wales Trinity Saint David, and Glangwili General Hospital.







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. What/Three/Words:///agrees.mats.tone

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