

#### 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 C

FACEBOOK & TWITTER

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<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/09/24/ 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.

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



## 9 Plas Ystrad, Johnstown, Carmarthen, SA31 3PH

- SEMI-DETACHED HOUSE
- COURTYARD SETTING BORDERING WOODLAND
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- PARKING
- OPEN PLAN LOUNGE/DINING ROOM
- BASEMENT/STORAGE ROOM
- EPC RATING - E

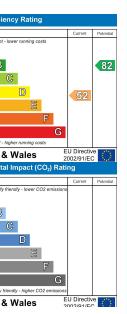
Offers In Excess Of £170,000

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***The Agent that goes the Extra Mile***





This beautifully presented 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 with a study area under the stairs, dining room and kitchen area, perfect for entertaining or simply enjoying everyday family life. On the first floor there are two double bedrooms and the family bathroom, with shower over bath. The property also has an added bonus of a private storage room located below, with own access.

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, 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 former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct trains from West Wales to London.



#### 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. Follow the road to the end and the Plas Ystrad site will be on your left hand-side. What3Words Reference: ///swim.adding.intent

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