

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:** 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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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/LMS/08/25 Ok EJJ

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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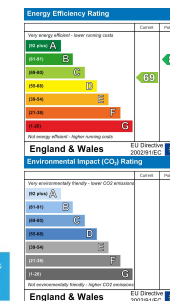


## 68 Heol Drindod, Johnstown, Carmarthen, Carmarthenshire, SA31 3NX

- MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- INSULATED AND DOUBLE GLAZED SUMMER HOUSE
- CLOSE TO AMENITIES
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- POPULR LOCATION
- GOOD TRANSPORT LINKS
- EPC - C

**£197,500**

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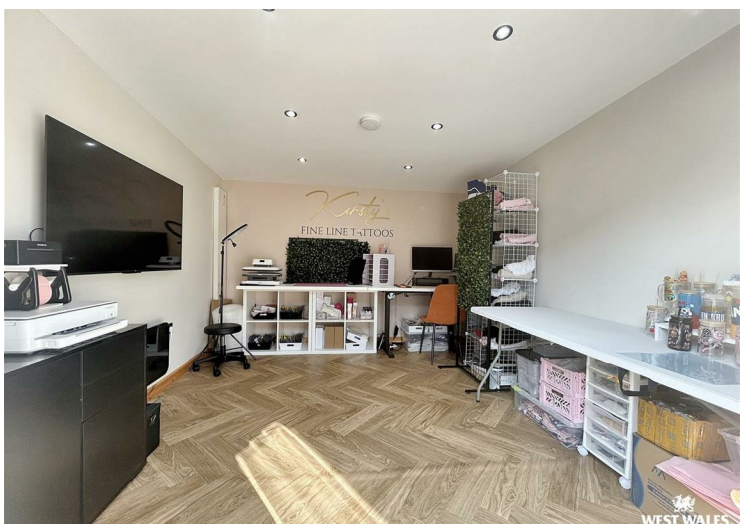
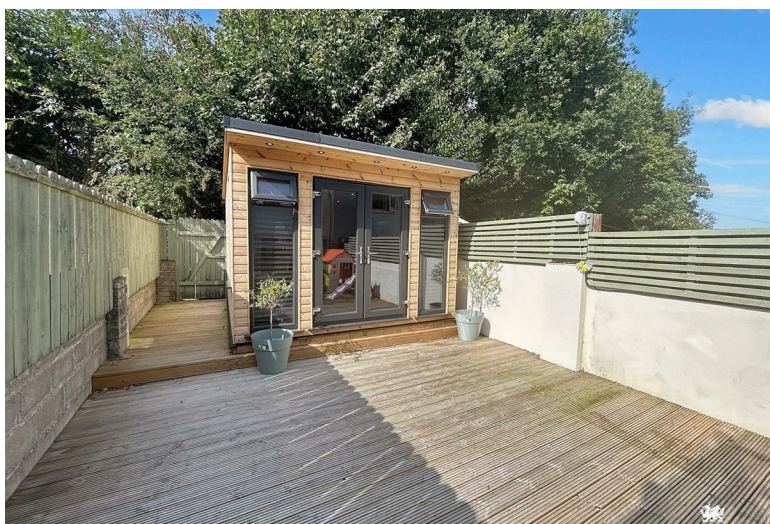
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**The Agent that goes the Extra Mile**







This beautifully presented and thoughtfully modernised home sits in the heart of Johnstown, offering a bright, welcoming feel throughout. It has been finished to a high standard, blending style and comfort to create an inviting setting for everyday life.

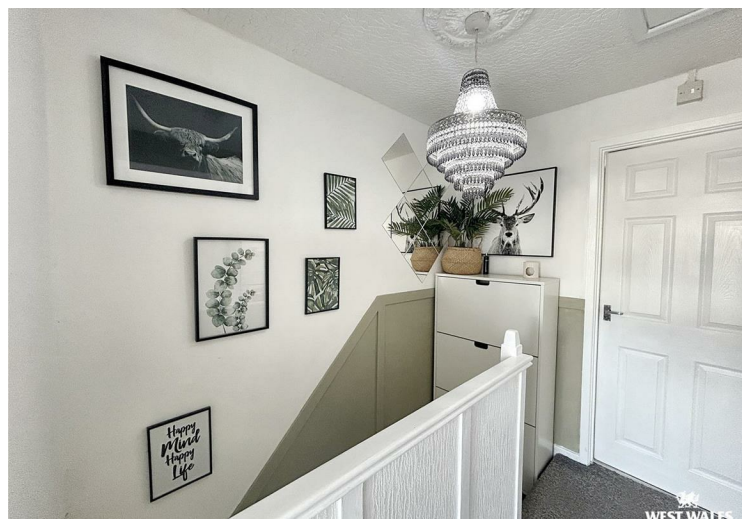
The accommodation includes three bedrooms, two of which are doubles, a beautiful reception room, a contemporary family bathroom, and a stylish kitchen/diner designed for both cooking and entertaining.

One of the standout features is the insulated, double-glazed summer room in the garden – a versatile space for year-round use, perfect as a home office, creative studio, or relaxing retreat with garden views.

The rear garden is ideal for those who enjoy outdoor living, whether it's tending to plants or hosting barbecues. Additional advantages include off-road parking, gas central heating, and uPVC double glazing throughout.

Viewing is highly recommended to appreciate all that this home offers – an opportunity not to be missed.

Tucked away in a sought-after cul-de-sac, the property is just a mile from the county town of Carmarthen, home to national retailers, a cinema, and bus and rail stations. The charming coastal village of Llansteffan, with its sandy beach and historic castle, lies around six miles away. The A40 is within half a mile, providing access to the picturesque Pembrokeshire Coast, while the M4 is easily reached via the A48 dual carriageway in Carmarthen.



### DIRECTIONS

From our Carmarthen Office Travel down to Picton Terrace to the traffic lights, take the left hand bend, travel over the dual carriageway, straight through the traffic lights, past the speed camera, take the 2nd turning on the right, turn right, follow the road around the bend and the property can be found on the right hand side, What three words: linked.work.rides

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