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5 Ty Gwyn Court, Llansteffan Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3LZ

Offers Over £85,000

Offered for sale on the instructions of the executors of the previous owner. A good sized well presented (581 Sq Ft) CONVENIENTLY BUT QUIETLY SET GROUND FLOOR LEASEHOLD FLAT with 1 open plan living / dining room, 1 double bedroom, recently upgraded kitchen, shower room, ELECTRIC HEATING, DOUBLE GLAZING, OFF ROAD PARKING FOR 2 CARS at the front and an enclosed courtyard garden at the back. The town centre is an approx 10 - 15 minutes walk away, while the Leisure Centre and QE Secondary School is approx 7 minutes walk away. Empty property - no onward chain.

LOCATION & DIRECTIONS

Very conveniently set at OS Grid Ref SN399 195 next to a council maintained no through road at Johnstown, approx 1 mile from the centre of the historic county town of Carmarthen. From Carmarthen town centre, proceed down Monument Hill (past the Picton monument) to the traffic lights at the bottom. Turn left as if heading towards Llansteffan, the Leisure Centre etc and take the first left into Old Llansteffan Road and the flat will be seen on the right - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

It would appear the property is built of traditional solid stone walls with elevations rendered and painted under a pitched slated roof to provide the following well maintained accommodation. Communal FRONT ENTRANCE HALLWAY with a staircase to the first floor and door to the rear garden. INNER HALLWAY with cushion flooring.

OPEN PLAN LIVING / DINING ROOM

17'1" x 13'10" (5.223 x 4.218)



With dual aspect windows to front and rear, good sized double airing cupboard and decorative fireplace.

FITTED KITCHEN

8'7" x 7'4" (2.640 x 2.253)



Having tiled walls and fitted with a good range of both base and eye level units inc a Lamona 4 ring hob, stainless steel single drainer sink, Lamona oven, plumbing for an automatic

washing machine ample Formica type worktops, matching eye level units, brushed aluminium extractor fan and space for an upright fridge / freezer.

DOUBLE BEDROOM

14'1" x 11'7" (4.302 x 3.551)



Cushion flooring and neatly set Newlec electric heater.

SHOWER ROOM

8'4" x 6'6" (2.550 x 1.985)



Fully tiled and fitted with a modern 3 piece bathroom suite comprising a panelled sink, WC and corner shower cubicle. Wall mounted electric heater.

EXTERNALLY



To the front of the property there is a good sized concreted hardstanding big enough for 4 cars. We assume the first floor flat has the right to use half of the hardstanding, leaving 2 spaces for the ground floor flat. We understand from the solicitor there is "no allocated parking spaces and the parking area is free to be used jointly".

To the rear, there is a small easily kept slightly raised paved patio area and we are informed by the solicitor that "both flats have access to the garden area".

SERVICES

Mains electricity, water and drainage. Electric heating. UPVC double glazing.

COUNCIL TAX

We understand the property is in Council Tax band B and that the Council Tax payable for the 2022 / 2023 financial year is £1,384 which equates to approximately £115.33 per month before discounts.

BOUNDARY PLAN

PLEASE NOTE THE BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

AGENT'S NOTES

1. This is a Leasehold Flat. We understand that each flat owner also owns a share of the Freehold title.
2. The property is occupied under a 125 year lease granted in 1991 ie there is 94 years remaining.
3. We are informed the Ground Rent is currently £50 a year. We understand from the solicitor that the Ground Rent for the first 40 years is £50. The Ground Rent for the second 40 years is £100 and the Ground Rent for the first final 40 years is £150.
4. We are also informed by the solicitor that maintenance and repair of the common areas "are shared on a 50 / 50 basis".
5. We are informed by the solicitor that "both flats have access to the garden area".



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	73
	53
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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