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5 Bro Myrddin, Johnstown, Carmarthen, Carmarthenshire, SA31 3HE

Offers Around £126,500 ono

A comfortable 861 sq ft single fronted modern MID-TERRACED HOUSE comprising reception hall, front lounge, rear dining room, kitchen, rear lobby, utility / store room, 3 FIRST-FLOOR BEDROOMS (2 DOUBLES AND A SINGLE) & bathroom. DOUBLE GLAZING AND GAS CENTRAL HEATING. Easily kept lawned grounds to front & an enclosed REAR COURTYARD with ON STREET PARKING behind. Ideal first time buy or investment property being just 5 minutes walk from Trinity College and only just over a mile from Carmarthen town centre. EMPTY PROPERTY - NO ONWARD CHAIN.

LOCATION & DIRECTIONS

The property is very conveniently located at OS Grid Ref SN 396 199 within easy access to the amenities in Johnstown which include a Mini Market, Primary and Secondary Schools, Leisure Centre and two Public Houses. Also only half a mile away from access to the A40 dual carriageway for Swansea and South Wales. Only just over a mile from Carmarthen Town Centre. From CARMARTHEN proceed down to Johnstown traffic lights and turn right into JOBSWELL ROAD. After 250 yards turn left into HEOL DYFNALLT. Proceed 50 yards and the property will be seen along the path on the right. There is a back gate, but please park at the front to save walking round.

CONSTRUCTION

We believe the property is built of block cavity walls with elevations rendered and painted, under a pitched tiled roof, to provide the following accommodation. FRONT ENTRANCE HALLWAY with a double glazed front door and staircase to the first floor and a good sized under-stairs cupboard.

FRONT LIVING ROOM

12'3" x 10'11" (3.743 x 3.333)



With a picture window to the front and a door to the dining room.

REAR DINING ROOM

10'0" x 8'9" (3.065 x 2.689)



Having a window overlook the rear courtyard. Dado rail to all 4 elevations.

KITCHEN

9'2" x 8'2" (2.812 x 2.496)



Fitted with a range of base and eye level units incorporating a stainless steel single drainer sink, ample formica type work surfaces, a double oven, part leaded display cupboard and an extractor fan.

REAR ENTRANCE LOBBY

Half glazed side door and laminate floor.

UTILITY / STORE ROOM

9'11" x 4'9" (3.045 x 1.467)



Laminate floor. We assume this room was originally the single leaf outside WC and Coal Store.

FIRST FLOOR

LANDING with a loft access and airing cupboard to the side housing the Worcester combi boiler for both the central heating and domestic hot water.

FRONT DOUBLE BEDROOM 1

10'2" x 9'1" (3.099 x 2.786)



BATHROOM

7'10" x 5'6" (2.410 x 1.683)



REAR DOUBLE BEDROOM 2

10'11" x 10'4" (3.346 x 3.152)



Smooth rendered ceiling and window overlooking the courtyard.

FRONT BEDROOM 3 / STUDY

8'11" x 7'3" max (2.742 x 2.210 max)



Part tiled and fitted with a white 3 piece bathroom suite comprising a WC, pedestal washbasin and panelled bath - with a Heatstore electric shower unit over.

EXTERNALLY



Lawned area to the front with a concreted path. Enclosed rear paved courtyard measuring approx 5.7 metres x approx 9.8 metres with a gated rear pedestrian entrance.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating and double glazing. Broadband.

BOUNDARY PLAN

PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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