

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: carmarthen@evansbros.co.uk



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

Offers Around £135,000 ono

OF INTEREST TO FIRST TIME BUYERS AND INVESTMENT BUYERS. A beautifully presented 3 BEDROOM freehold modern end of terraced house (extending to approx 775 sq ft) with 2 LIVING ROOMS, a well-appointed kitchen and bathroom, MAINS GAS CENTRAL HEATING, FULL DOUBLE GLAZING, enclosed courtyards and ON STREET PARKING. The house is in GOOD ORDER THROUGHOUT, making it an ideal choice for those looking to move in without the need for immediate repairs or decoration. Convenient on-street parking for buyers with a car, while the nearest bus stop, supermarket and Trinity College is just a short walk away for those without. Just 1 MILE FROM CARMARTHEN TOWN CENTRE. Empty property – No onward chain.

LOCATION & DIRECTIONS

What3Words Location [///manage.privately.dice](#) The property is very conveniently located at OS Grid Ref SN 395 199 within easy access to the amenities in Johnstown which include a Mini Market, Primary and Secondary Schools, Leisure Centre and two Public Houses and 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, turn right and follow the road around to the end and the property will be seen on the left.

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 (2.83m x 2.54m) with a double glazed front door and staircase to the first floor and a good sized under-stairs storage area.

FRONT LIVING ROOM

11'6" x 10'11" (3.53 x 3.34)



A smart room with a large picture window to the front, large radiator and ample power points.

KITCHEN

9'3" x 8'3" (2.83 x 2.54)



Fitted with a good quality range of kitchen units inc a ceramic hob, single drainer stainless steel sink, matching eye level units inc an extractor fan; ample Formica type worktops.

DINING ROOM / TV ROOM

10'1" x 8'1" (3.08 x 2.47)



Having a picture window to the rear and a large radiator.

UTILITY ROOM

9'10" x 5'1" (3.01 x 1.56)



Tiled floor and fitted shelving.

FIRST FLOOR

Good sized LANDING with an airing cupboard to the side and a loft access.

DOUBLE BEDROOM 1

10'0" x 8'9" (3.06 x 2.69)



Large built-in hanging wardrobes to one elevation and a laminate floor.

DOUBLE BEDROOM 2

9'4" x 9'0" (2.87 x 2.75)



Laminate floor.

BEDROOM 3 / HOME OFFICE

8'6" x 6'9" max (2.61 x 2.06 max)



Having a neatly set Viessmann mains gas combi boiler to one side for both the central heating and domestic hot water.

BATHROOM

5'6" x 4'11" (1.70 x 1.50)



the Council Tax payable for the 2025 / 2026 financial year is £1,593 which equates to approximately £132.75 per month before discounts.

Fully tiled and fitted with a smart white bathroom suite comprising a paneled bath (with an electric shower over) and a pedestal washbasin.

SEPARATE WC

5'6" x 2'6" (1.68 x 0.78)

Again with fully tiled walls and a low level WC. If prospective buyers prefer, this partition could be removed at minimal expense to make 1 bathroom.

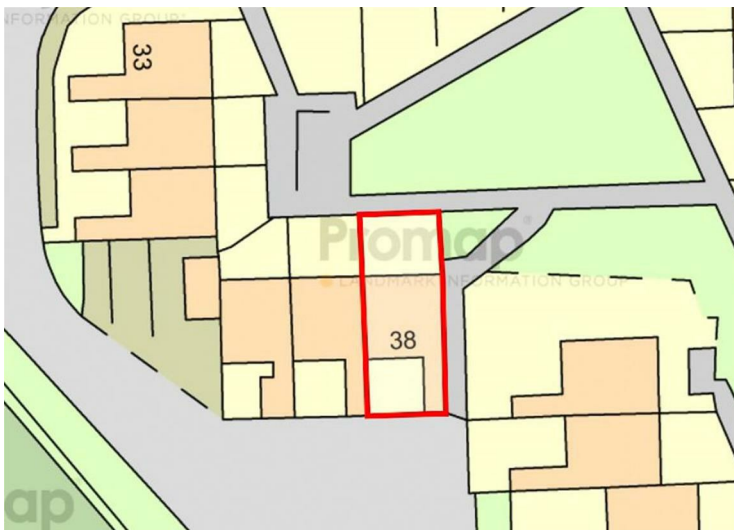
EXTERNALLY

To the front of the property, there is a paved courtyard with tiered flower beds leading to the communal lawn, while to the rear, there is an enclosed paved rear courtyard with access to the adjacent on street parking.

SERVICES

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

BOUNDARY PLAN

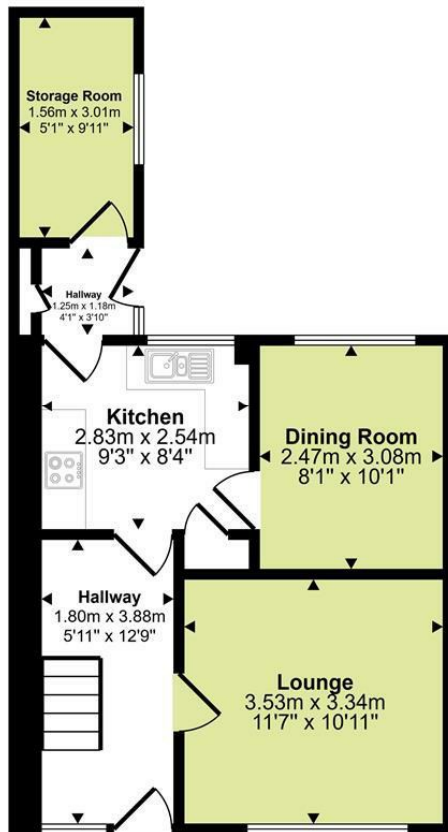


PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

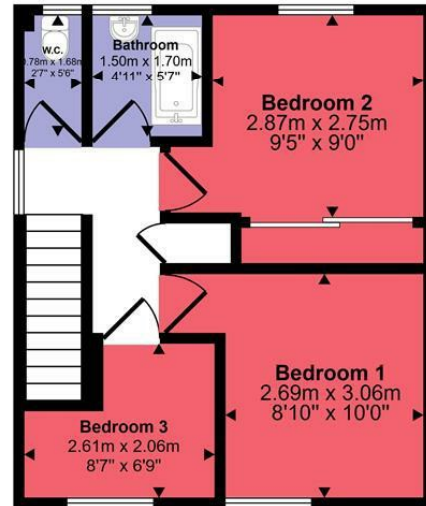
COUNCIL TAX

We understand the property is in Council Tax band B and that

Approx Gross Internal Area
79 sq m / 848 sq ft

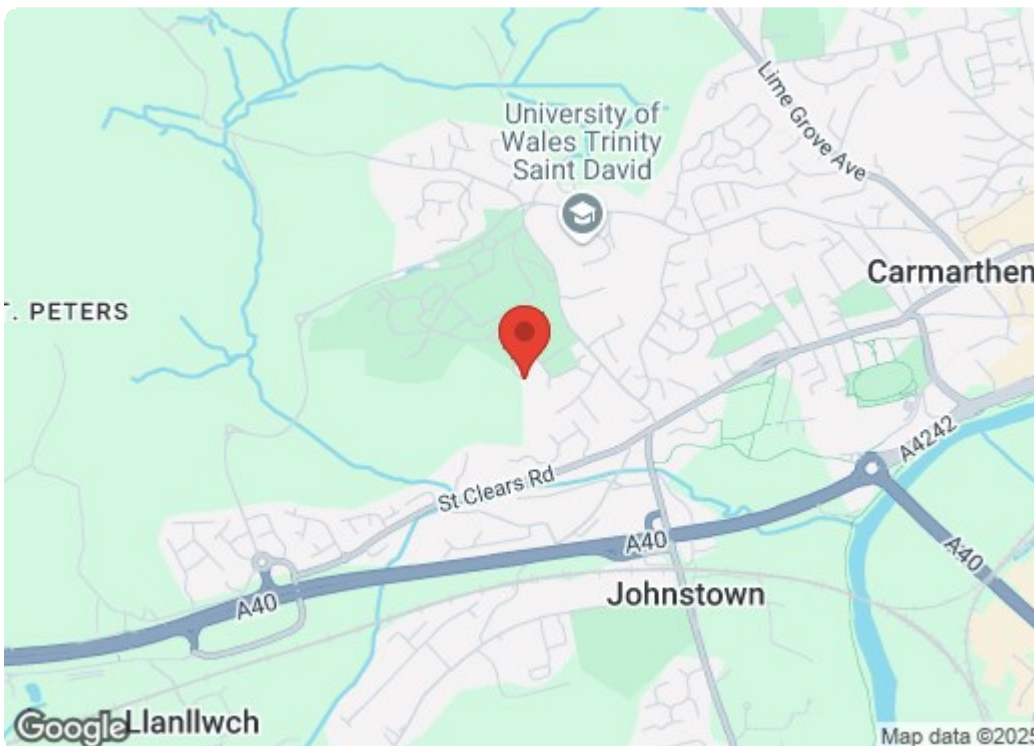


Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 36 sq m / 387 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		48
(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		



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462