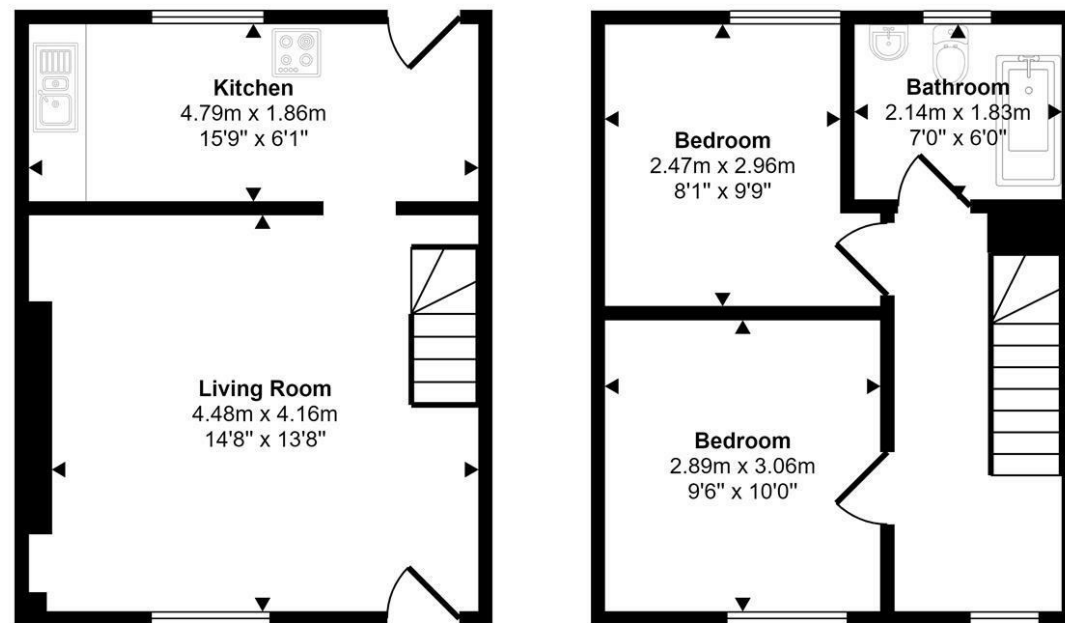


Approx Gross Internal Area
59 sq m / 633 sq ft



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.

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 B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProPs

<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.

JETH/REM/12/23 OK

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

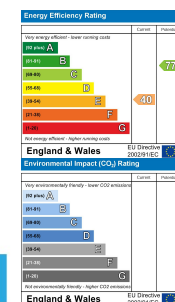
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



2 Ffordd Cottage Johnstown, Carmarthen, Carmarthenshire, SA33 5BL

- TERRACED HOUSE
- TWO BEDROOMS
- COURTYARD GARDEN
- OFF ROAD PARKING
- 10 MINUTE DRIVE FROM CARMARTHEN TOWN
- FIRST TIME BUYER OPPORTUNITY
- INVESTMENT OPPORTUNITY
- COUNTRYSIDE VIEWS
- HEATING - OIL
- EPC RATING - E



Offers Around £135,000

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The Agent that goes the Extra Mile



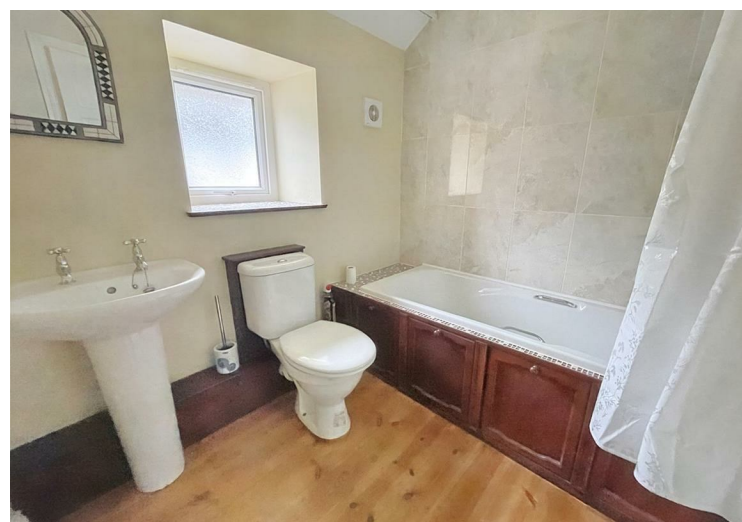
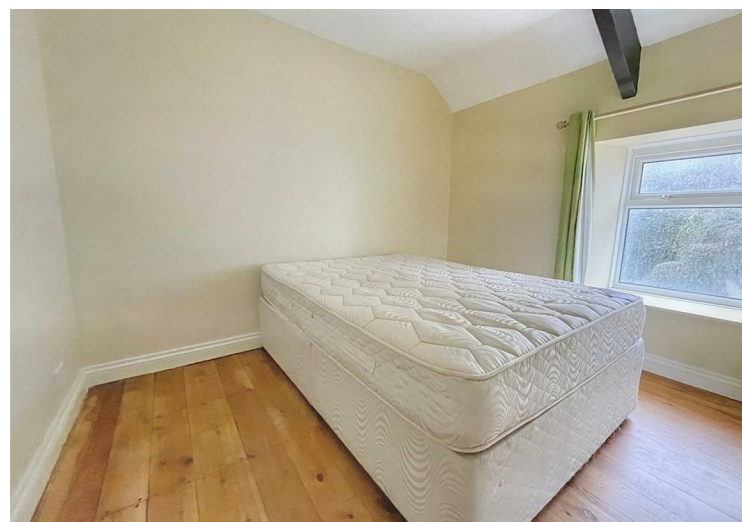
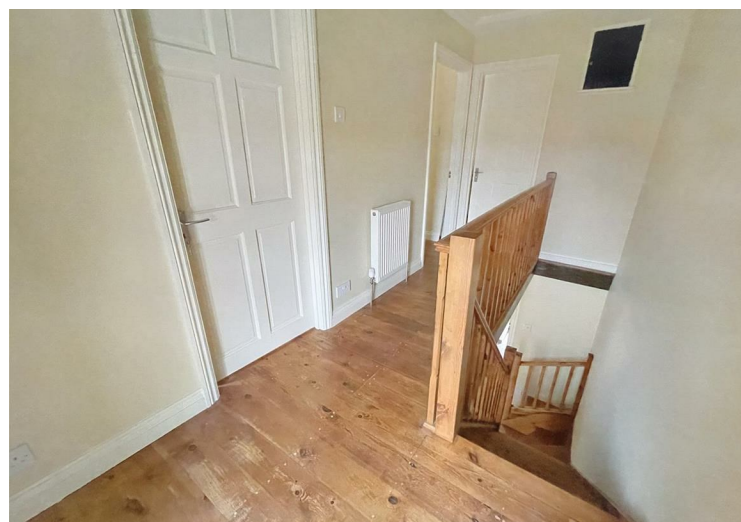


A fantastic opportunity to purchase this two bedroom terraced property located just outside of Carmarthen town. The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all.

The house briefly comprises; living room, kitchen with rear door leading out to the courtyard garden. Upstairs benefits from two double bedrooms and family bathroom. Externally the property offers off road parking for one vehicle to the front. To the rear the property offers courtyard garden which would be a perfect place for alfresco dining.

Viewing is highly recommended to fully appreciate all this property has to offer.

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 on Dark Gate 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 right onto Alltynap Rd. Slight right at Heol Smyrna. Turn left. The property will be the second on the right. What3Words Reference: ///nooks.tools.dupe

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.