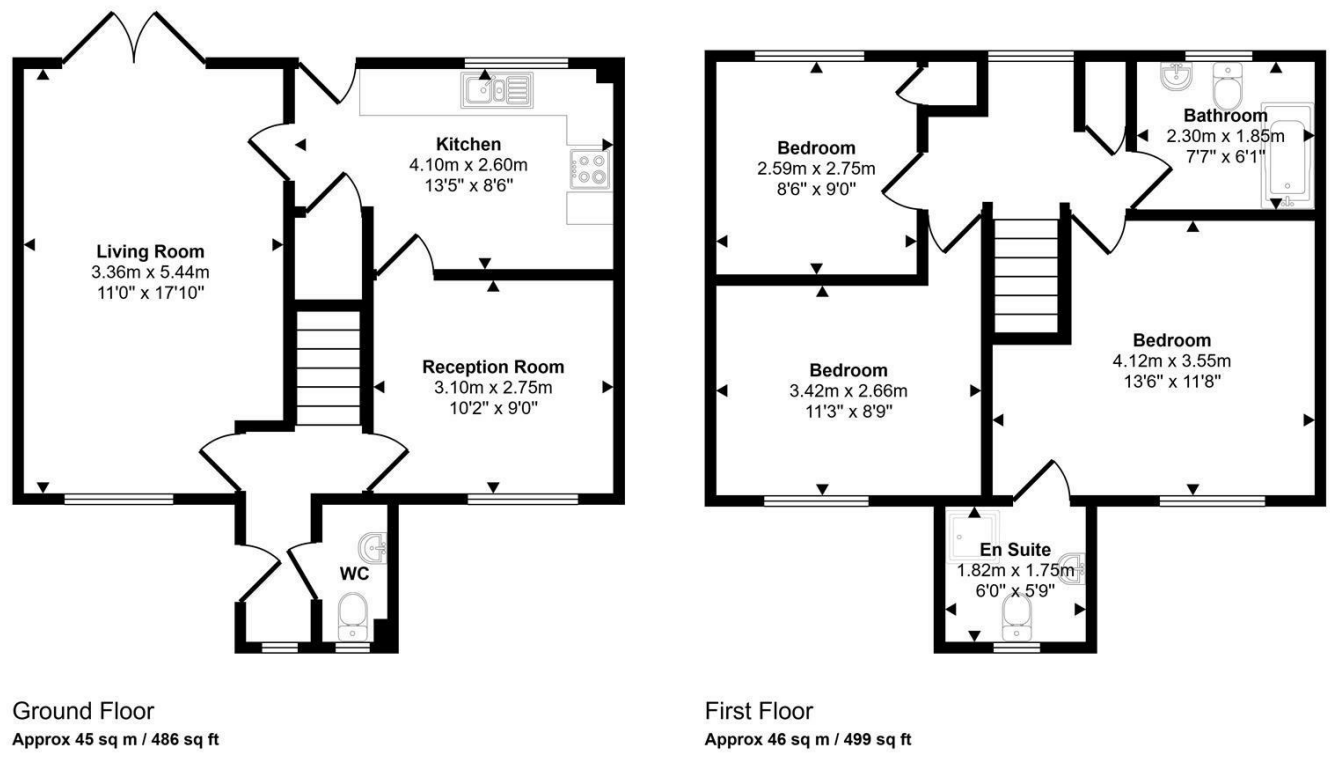


Approx Gross Internal Area
91 sq m / 984 sq ft



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 E
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.
IRK/REM/11/24 OK REM

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

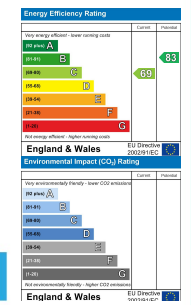


31 Lon Y Plas, Johnstown, Carmarthen, SA31 3NJ

- DETACHED HOUSE
- SINGLE GARAGE
- CUL DE SAC
- CLOSE TO AMENITIES
- HEATING - GAS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- APPROXIMATELY 7 MILES TO LLANSTEFFAN BEACH
- EPC RATING - TBC

Chain Free £250,000

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



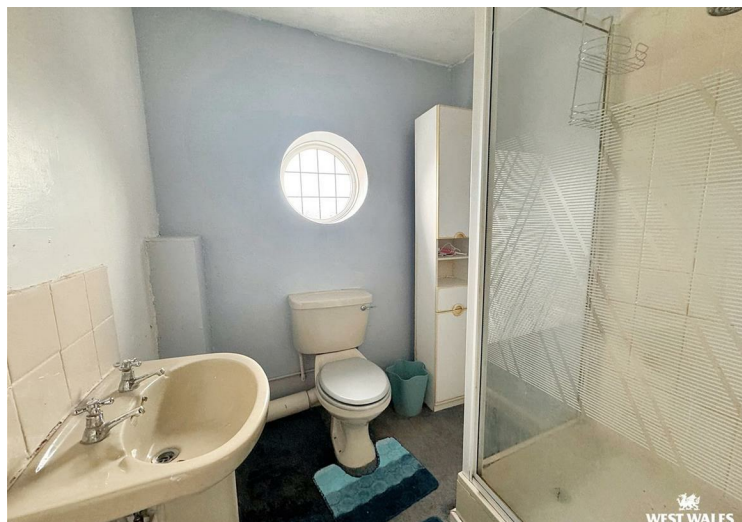
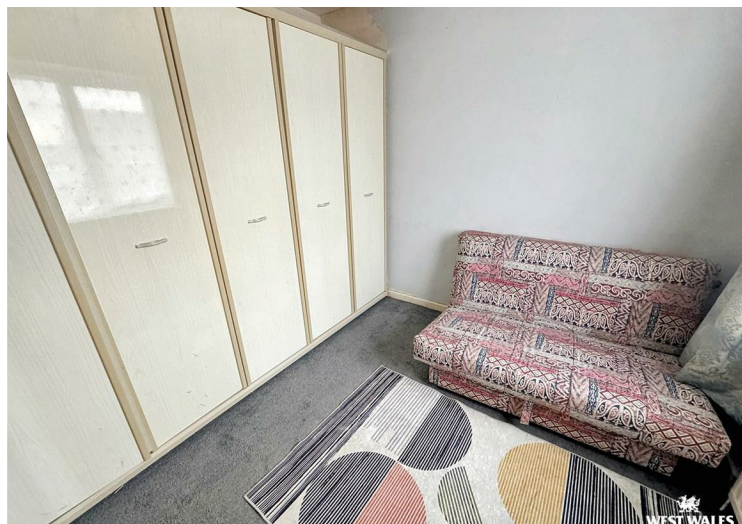


Welcome to Lon Y Plas, Johnstown, Carmarthen - a traditional detached house with great potential! This property boasts two reception rooms, perfect for entertaining guests. With three bedrooms, two doubles and one single, and family bathroom. The master bedrooms benefits from en suite. There is ample space for a growing family or for those who enjoy having a home office or hobby room.

The enclosed rear garden provides an outdoor space where you can enjoy al fresco dining, gardening, or simply soaking up the sun. Parking is to the front and a single garage.

Situated in a cul-de-sac, it's ideal for families with young children. While the property may require some updating, this presents a fantastic opportunity to put your own stamp on the property and create the home of your dreams. Conveniently located close to amenities, you'll have easy access to shops, schools and other essentials.

Don't miss out on the chance to transform this property into your ideal home - book a viewing today and start envisioning the possibilities!



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 left onto Llansteffan Rd/B4312, Turn right onto Lon Y Plas, Continue through the estate, Turn left at the T Junction, The property will be the first on the right. What3Words Reference: *///wiles-wood-fild*
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

