

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 F
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.
CFP/REM/06/24 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

01267 236655
www.westwalesproperties.co.uk

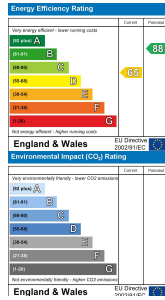


Tudor House 20 Cwmystrad Park, Johnstown, Carmarthen, SA31 3NZ

- DETACHED HOUSE
- OFF ROAD PARKING
- BEAUTIFUL GARDEN
- CLOSE TO AMENITIES
- HEATING -
- FOUR BEDROOMS
- DETACHED DOUBLE GARAGE
- FANTASTIC VIEWS
- EIGHT MILES TO LLANSTEFFAN BEACH
- EPC RATING - D

Offers In Excess Of £500,000

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





Welcome to Tudor House in Johnstown - a stunning detached house with breathtaking views over Carmarthen. This property has the wow factor from the moment you ascend the private driveway, with a double detached garage, ample off-road parking and the eye-catching glass balustrade, giving you a glimpse of what is on offer.

One of the highlights of this property is the 25 ft 11 sunroom (approx), offering a bright and airy space to enjoy the panoramic views of the surrounding area. Step outside to the glass balustrade decked area, ideal for al fresco dining or simply soaking in the picturesque scenery. The house has a further three reception rooms, a kitchen/dining room, a utility and a downstairs shower room. The space on offer makes this property the perfect family home and a fantastic place to entertain both inside and out. With four double bedrooms, including two with en-suites and a family bathroom, there is ample space for a growing family or visiting guests.

Stepping outside the property does not disappoint, with patio seating areas, lawned gardens and the amazing glass balustrade decked area, complete with your own hot tub. The detached double garage provides ample parking and additional storage space, or could be used as a workshop. There is also the possibility with the relevant planning permissions that this could be converted into a separate living space, a great addition if you are looking to create an annex.

Located in an elevated position, the property has incredible views over Carmarthen, giving the new owners the convenience of living close to town but with space to relax. Don't miss the opportunity to make this unique property your new home.

The County town of Carmarthen lays claim to being the oldest town in Wales. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthurs wizard.

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



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 Ystrad Dr, Turn right onto Heol Drindod, Heol Drindod turns slightly left and becomes Cwm-Ystrad Parc, Continue on this road the property will be on your right. What3Words Reference;
///tracks.feeds.bunk
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.