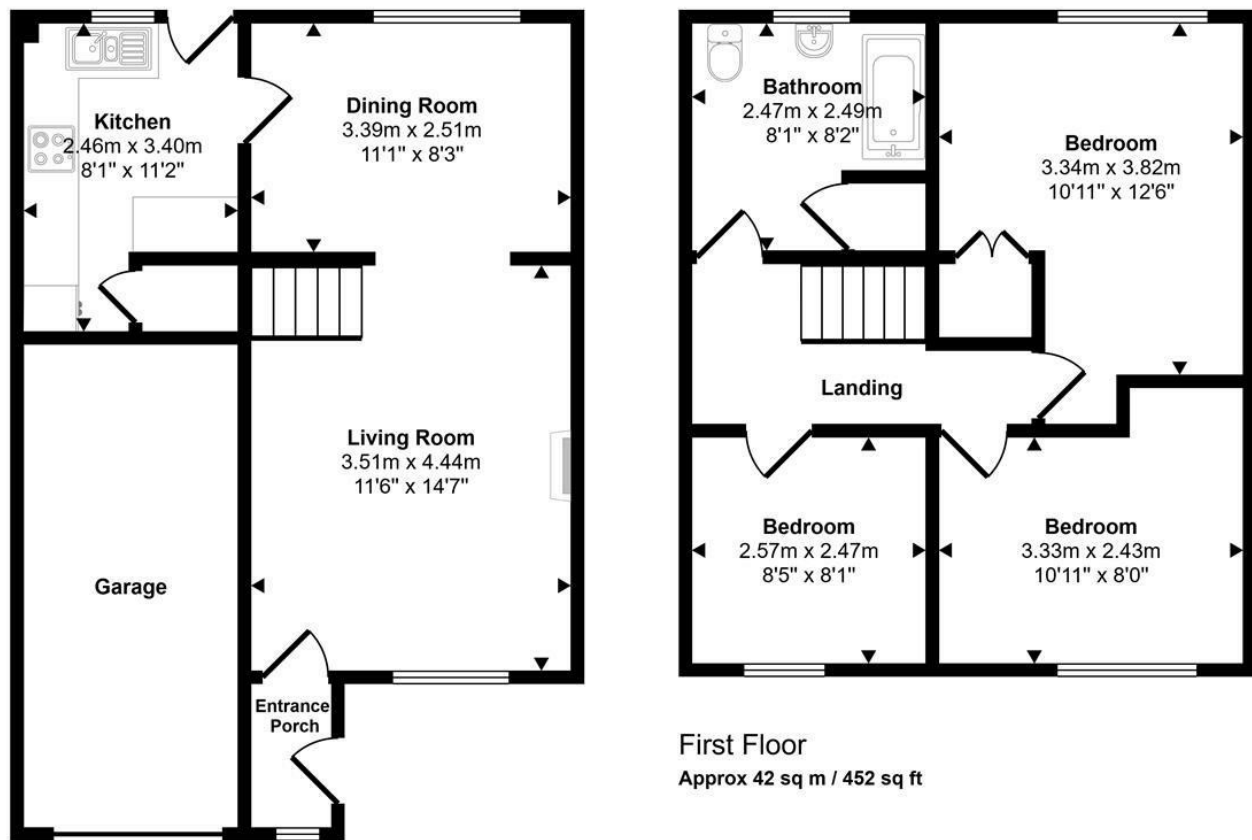


Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 48 sq m / 522 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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas Central Heating

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

EJL/CFP/01/25/OK EJL

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

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

TELEPHONE: 01267 236655

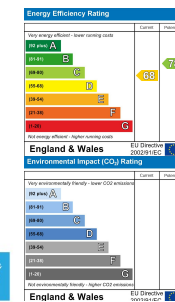


70 Llansteffan Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3NR

- Well Presented
- Three Bedrooms
- Convenient Location
- Enclosed Garden
- Gas Central Heating
- Detached House
- Two Receptions
- Garage/Driveway Parking
- Double Glazed
- EPC D

Offers In Excess Of £250,000

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

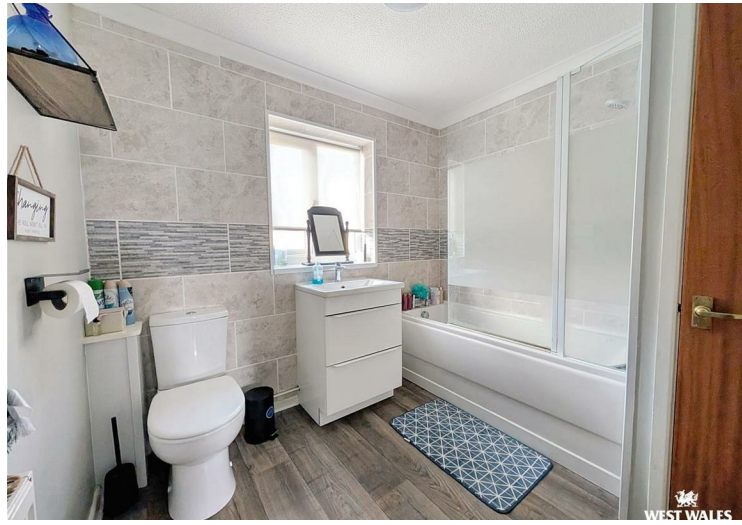


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The Agent that goes the Extra Mile





Charming Detached Home in the Heart of Johnstown

This beautifully presented detached home is located in the highly sought-after village of Johnstown, just a short walk from local schools, shops, and a leisure centre.

The property offers a practical entrance porch with space for shoes and coats, an open-plan living and dining area leading onto a well-equipped L-shaped kitchen, which offers access to the rear garden. Upstairs, there are three double bedrooms and a family bathroom. The home benefits from gas central heating and double glazing throughout.

Externally, the front of the property features a tarmac driveway leading to a garage, providing off-road parking for two cars. A gated side entrance grants access to the enclosed rear garden, which boasts a patio area and lawned area —perfect for outdoor relaxation and entertaining.

This delightful home combines comfort, convenience, and excellent amenities, making it an ideal choice for families or professionals.

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 Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



DIRECTIONS

From our office . continue down the one way street until reaching a junction, turn right and then immediately left on the roundabout. Follow this road until reaching the traffic lights. Turn left at the traffic lights and follow this road over the fly over. Pass the entrance to Alltynap Road on your right and after passing Ystrad playing fields the property is the second on your right hand side. What3words:shine.proper.maybe

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