







01267 236655 www.westwalesproperties.co.uk



26 Parc Starling, Johnstown, Carmarthen, Carmarthenshire, SA31 3HX

- DETACHED TOWNHOUSE
- BATHROOM AND EN SUITE
- GARAGE
- CUL-DE-SAC LOCATION
- HEATING GAS

• EPC - TBC

Offers In The Region Of £375,000

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

naea | propertymark

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT



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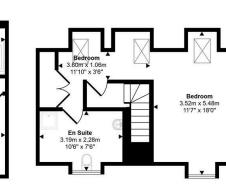
Approx Gross Internal Area 132 sq m / 1424 sq ft



.12m x 1.92n 10'3" x 6'4" 3.15m x 3.58r 10'4" x 11'9"

First Floor

Approx 45 sq m / 481 sq ft



Second Floor Approx 37 sq m / 398 sq f

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, crows, we and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroo may not look like the real items. Made with Made Snappy 360

Bedroom 2.61m x 3.03n 8'7" x 9'11"

VIEWING: By appointment only via the Agents. TENURE: We are advised Freehold

Ground Floor

Approx 51 sq m / 545 sq f

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band F

GENERAL INFORMATION

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/CFP/03/25 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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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 FOUR BEDROOMS OFF ROAD PARKING • REAR GARDEN CLOSE TO LOCAL AMENITIES

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CHAIN-FREE - FOUR-BEDROOM FAMILY HOME IN JOHNSTOWN, CARMARTHEN

An excellent opportunity to purchase this well-proportioned four-bedroom home, located in a quiet cul-de-sac in the sought-after area of Johnstown, Carmarthen. Offered to the market chain-free, this property provides an abundance of living space set across three floors, making it a fantastic choice for families or those looking for a versatile layout.

Upon entering, the ground floor boasts a welcoming hallway leading to a bright and airy living room with French doors opening onto the rear garden, allowing natural light to fill the space. A separate dining room flows through to the well-equipped kitchen, which offers ample storage and workspace. A rear porch and a convenient ground-floor W/C complete this level.

The first floor features three bedrooms, each providing comfortable accommodation, along with a family bathroom. The second floor is dedicated to an impressive principal suite, offering a generous bedroom, an en-suite bathroom, and additional space that could be used as a dressing area or study.

This four-bedroom family home is set across three floors, offering well-planned accommodation throughout. The property is being sold chain-free, making it an ideal purchase for buyers looking for a smooth and hassle-free move. Located in a cul-de-sac, it provides a peaceful setting while still offering easy access to local schools, amenities, and transport links.

Externally, the property benefits from a detached garage with driveway parking in front, ensuring ample off-road parking. The private rear garden features both a patio and a lawn, creating an ideal space for outdoor entertaining or relaxation.

Early viewing is highly recommended to fully appreciate the size and potential of this wonderful home.



At the roundabout, take the first exit onto Picton Terrace (B4312) and continue following this road for 0.7 miles. Turn right onto Parc Starling, then take a left to stay on Parc Starling. Continue for a short distance before turning right again to ensarn remain on Parc Starling, where your destination will be on the right. See our website www.westwalesproperties.co.uk in our TV channel to view our Llanllwch Google location videos about the area.