

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.

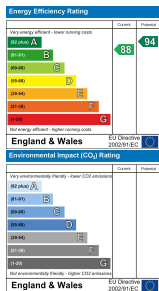


## Glasfryn Alltynap Road, Johnstown, Carmarthen, Carmarthenshire, SA31

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- DRIVEWAY PARKING
- POPULAR LOCATION OF JOHNSTOWN
- EPC - B
- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- WORKSHOP
- LAND AVAILABLE BY SEPRATE NEGOTIATION
- HEATING - AIR SOURCE PUMP

**£450,000**

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





We Say...

Superbly Presented Four Double Bedroom Detached Property with Modern Eco Features and Flexible Living Space

Positioned on the outskirts of Carmarthen town, this beautifully presented four-bedroom detached home has been thoughtfully refurbished throughout, offering adaptable accommodation suited to a range of lifestyles.

The ground floor features a stylish kitchen fitted with sleek units and integrated appliances, which opens into an adjoining room currently used as a lounge but equally suitable as a dining room. There is also a second reception room, converted from the original garage, ideal for use as a sitting room, playroom, or home office. A welcoming separate lounge with a feature fireplace provides an additional comfortable living space. A modern shower room and utility room offering practical storage and workspace complete the main living areas on this level.

Two double bedrooms are also located on the ground floor. Upstairs, there are two further double bedrooms, each with walk-in wardrobes and their own en-suite facilities—one featuring a shower and the other a bath.

Eco-friendly features include solar panels and an air source heat pump, contributing to lower running costs and improved energy efficiency.

Externally, the property offers ample off-road parking. The enclosed rear garden features two different patio seating areas, a level lawned area, and a gravelled area with a garden shed. A gravelled driveway leads to a detached workshop—ideal for storage, hobbies, or small business use.

There is also the opportunity to purchase additional adjoining land by separate negotiation, extending to approximately 1.5 acres—ideal for those seeking more outside space or smallholding potential.

Situated in a desirable semi-rural location within easy reach of Carmarthen town and its amenities, this well-maintained property offers flexible accommodation, practical features, and modern eco-conscious living. Viewing is highly recommended.





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 Alltynap Rd, The property will be on the right. What three Words Ref -  
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GENERAL INFORMATION

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/CFP/04/25 DRAFT

LOCATION AERIAL VIEW

