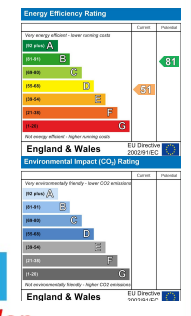


**3 Royal Oak Terrace, Johnstown, Carmarthen, Carmarthenshire, SA31 3NA**

- TERRACED HOUSE
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE
- GOOD TRANSPORT LINKS
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING INSTALLED 2023
- EPC RATING - E

**£325,000**

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

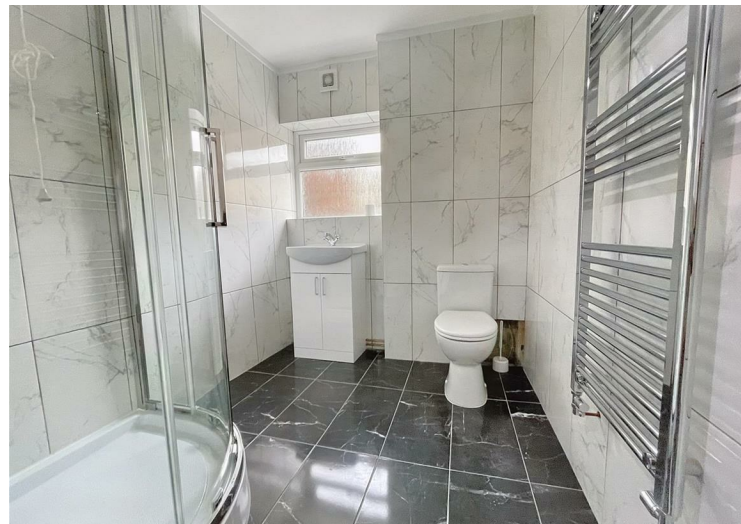
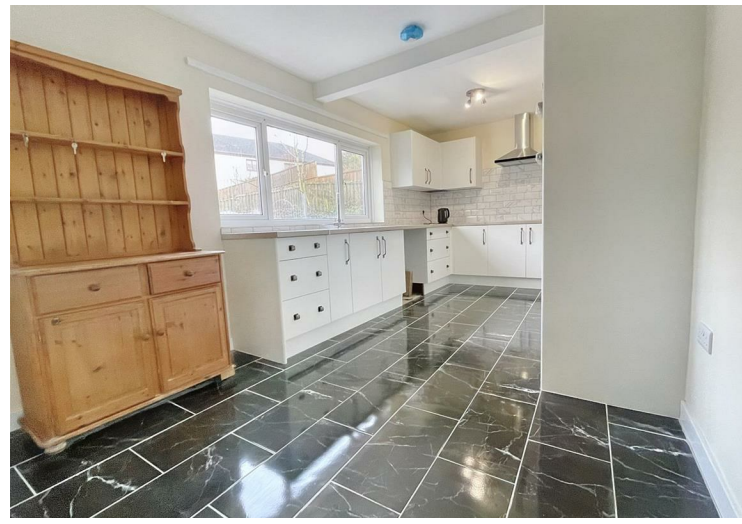


**GENERAL INFORMATION**  
 VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 TAX: Band D  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWProps  
 https://www.facebook.com/westwalesproperties/  
 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/12/23 DRAFT

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.

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\*\*\*DRAFT\*\*\*

A fantastic opportunity to purchase this five-bedroom mid-terraced property in the popular area of Johnstown, conveniently located on the outskirts of Carmarthen town, within walking distance to schools and amenities. Viewing is highly recommended to fully appreciate all this property has to offer from its desirable location to the fantastic amount of space this home has.

The property which has been renovated in 2023 to the current well presented standard comprises; entrance hall, reception room which could be utilised as a home office, living room with electric fire, kitchen/diner, further dining room, utility room, shower room. Upstairs the property comprises; five double bedrooms and family bathroom.

Externally the property benefits from off road parking for two vehicles and detached garage. The rear garden comprises; gravel area, lawned area and further sitting area which would make a perfect spot for alfresco dining in the summer and entertaining friends and family.

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 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. The property will be on your right. What3Words Reference; ///loads.goal.breed

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.