

**55 Parc Starling
Johnstown
Carmarthen
Carmarthenshire.**

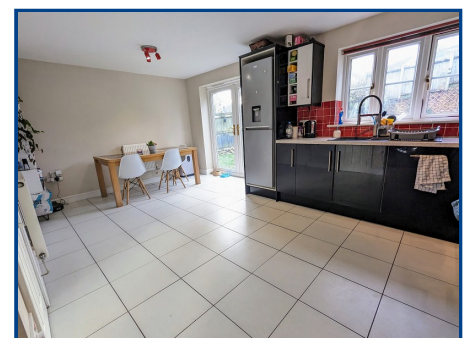
Offers In Region Of **£265,000**



- Modern Detached 3 Bed (En Suite) Family Home
- Popular Cul De Sac Estate Close To Amenities
- Only 5 Minutes Drive To Carmarthen Town Centre
- Ent Hall, Living Room, Kitchen/Diner, 3 Beds, En Suite & Bathroom
- Large Open Plan Kitchen/Diner
- Car Parking Drive & Garage
- Enclosed Rear Garden To Relax & Enjoy
- Modern Estate Of Different Style Properties
- Viewing Recommended

General Description

Conveniently positioned modern detached 3 bedroom (en suite) family home located on a modern residential estate within the village of Johnstown being on the fringe of the bustling town of Carmarthen. The property offers well presented family sized accommodation with large open plan kitchen/diner, full gas fired central heating and double glazed windows. Outside there is a lawned rear garden to relax and enjoy with car parking drive leading to garage.



Parc Starling, Johnstown, Carmarthen, Carmarthenshire.

Property Description

A modern detached family home located on the outskirts of the popular town of Carmarthen and being easily accessible to all amenities and facilities with good schooling, leisure centre and road links.

The spacious home provides entrance hall, downstairs WC, living room and open plan kitchen/diner, first floor - 3 bedrooms (one with en suite facility) and family bathroom. Outside there is a car parking drive leading to garage with mature lawned garden at rear to relax and enjoy.

Viewing highly recommended to appreciate what's on offer and it's convenient location near Carmarthen town with excellent amenities including schooling, modern shopping and cinema, cafe's and rail station.

Entrance Hall

Composite double glazed front entrance door, timber effect flooring, radiator, stairs to first floor, doors to:

Living Room (12' 10" x 10' 09" Max Max) or (3.91m x 3.28m Max)

Bay window to front, radiator, timber effect flooring.

Separate WC (5' 05" x 2' 10") or (1.65m x 0.86m)

Modern suite comprising WC, wash basin, radiator.

Open Plan Kitchen/Breakfast/Dining Area (18' 0" x 14' 03" Max Max) or (5.49m x 4.34m Max)

Modern fitted range of base and wall cupboards, 1.5 bowl sink unit with mixer tap, built in electric oven with 5 ring gas hob and chimney hood over, tiled flooring, built in dish washer, fridge space, spot lighting, 2 radiators, built in under stair store cupboard, separate utility area with sink unit, plumbing for washing machine, side exterior door, French double glazed doors to rear garden.

First Floor Landing

Window to side, radiator, built in airing cupboard, doors to:

Bedroom 1 (11' 02" x 11' 0") or (3.40m x 3.35m)

Window to front, radiator, built in wardrobes, door to:

Ensuite Shower Room (6' 05" x 4' 09") or (1.96m x 1.45m)

Modern suite comprising Quadrant fully tiled shower cubicle, WC, vanity unit with wash basin, heated towel rail, extractor fan, window to front.

Bedroom 2 (9' 10" x 8' 0") or (3.00m x 2.44m)

Window to rear, radiator.

Bedroom 3 (7' 11" x 7' 11") or (2.41m x 2.41m)

Window to rear, radiator.

Bathroom (21' 8" x 21' 4") or (6.60m x 6.50m)

Modern suite comprising P shaped bath with electric shower over and screen, WC, vanity unit with wash basin, heated towel rail, partly tiled walling, window to side.

Outside

Car parking drive to front leading to garage with power and light connected, enclosed rear garden to relax and enjoy with mature lawn, patio area, pergola, raised flower beds, conifer and shrub, timber fencing creating privacy.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

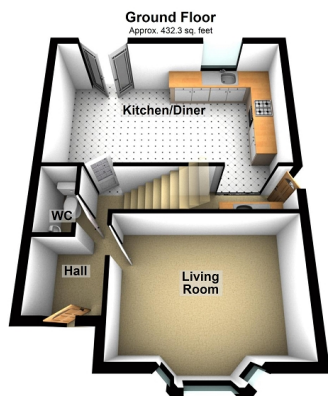
Freehold

Council Tax

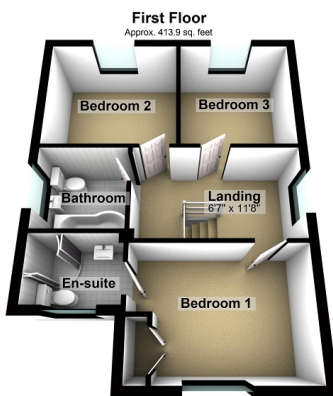
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Directions

Proceed from the town centre up through Lammas Street to the very end, and proceed across the roundabout by the Quins rugby club, and continue along Picton terrace all the way up passing Picton terrace on your right. Carry on again until arriving at the traffic lights at the bottom of the hill and proceed straight on at the junction and the entrance into Parc Starling estate will be found further along on the right (opposite the filling station).



Total area: approx. 846.3 sq. feet



Important notice

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