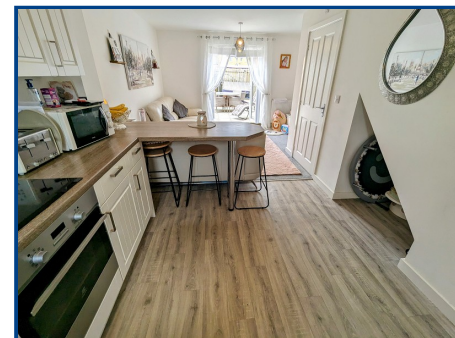


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales

**5 Ffordd Pendre
Johnstown
Carmarthen
SA31 3FD**

Offers In Region Of **£182,500**



- Stylish & Contemporary New Build Home
- Desirable Location On A Sought After Development
- Open Plan Kitchen/Breakfast/Lounge Area
- 2 Bedrooms & Family Bathroom To The First Floor
- Master Bedroom To The Second Floor
- Private Driveway For 2 Vehicles
- Outskirts Of Carmarthen Town Centre
- Nicely Landscaped Rear Patio Garden
- Excellent Road Links To Both Town & Coast

EPC Rating: B84

General Description

A conveniently located modern 3 bedroom home situated on a desirable & sought after development on the edge of the village of Johnstown, being on the outskirts of the popular town of Carmarthen. The property offers a modern approach to family living arranged on 3 floors with open plan kitchen/lounge, 3 bedrooms & bathroom. There is a nicely landscaped rear patio garden with car parking drive for 2/3 cars, having easy access onto the carriageway leading to Swansea and Pembrokeshire.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Ffordd Pendre, Johnstown, Carmarthen.

Property Description

An ideally opportunity of acquiring a modern house on a popular residential development on the outskirts of Carmarthen town being easily accessible to all amenities and facilities.

The property offers modern and stylish accommodation arranged on 3 floors benefiting from mains gas central heating and double glazed windows, and provides entrance lobby, open plan kitchen/breakfast/living area, separate WC. First Floor provides 2 bedrooms and family bathroom with master bedroom on the third floor.

Outside there is a small garden to the front with nicely landscaped rear patio garden and car parking drive for 2 cars.

Entrance Hall

Double glazed front entrance door, radiator, stairs to first floor, door to:

Open Plan Kitchen / Dining Room / Living Room (22' 03" x 12' 03" Max Max) or (6.78m x 3.73m Max)

Fitted with a range of modern wall & base units with counter top over incorporating a stainless steel sink unit, integral brushed stainless steel oven & hob, plumbing for washing machine, breakfast bar separates the living space from the kitchen area & window to the front elevation. The lounge area has french doors leading to the enclosed garden. Radiator & door to:

Separate WC

With wash basin and WC, radiator.

First Floor Landing

Doors to:

Bedroom 1 (12' 02" x 7' 11") or (3.71m x 2.41m)

Window to rear, radiator.

Bathroom 2 (12' 03" Max x 7' 08") or (3.73m Max x 2.34m)

Window to front, radiator.

Ffordd Pendre, Johnstown, Carmarthen.

Bathroom (6' 01" x 5' 07") or (1.85m x 1.70m)

Modern suite comprising low level WC, pedestal wash hand basin & panelled bath with shower over, contemporary tiled splash backs, cushion flooring & obscure glazed window to the side elevation.

Second Floor:

Built in cupboard, door to:

Bedroom 3 (15' 07" x 8' 10" Min Min) or (4.75m x 2.69m Min)

Radiator, 3 Velux style windows.

Outside

Small front lawned garden with nicely landscaped rear patio garden with paved area to relax and enjoy, garden shed with private car parking drive at rear for 2 cars.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Exit Carmarthen along the A40 towards St Clears, take the exit signposted for the show ground, turn first left back over the dual carriageway to the roundabout. Take the 3rd exit and the property can be found on the left hand side identified by our For Sale board.

