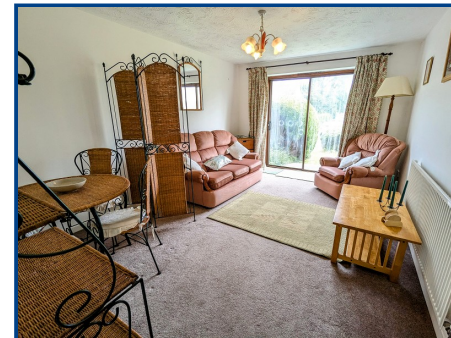


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

14 Offices Across South Wales

**Waun Burgess
Carmarthen
Carmarthenshire.**

Offers In Region Of £99,950



- Superb 2 Bed Ground Floor Apartment
- Popular Residential Suburban Area
- Ideal Investment Or First Time Buyers
- 2 Bedrooms * Lounge * Kitchen * Bathroom
- 5 Minute Drive To Carmarthen Town
- Excellent Amenities Inc Trinity College & Egin Studios
- Communal Grounds & Separate Rear Garden/Patio
- Car Parking Available
- Ready For Immediate Occupation
- Viewing Recommended!!

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.

General Description

**** AN IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS* -** A compact 2 bedroom ground floor apartment situated on a well regarded residential estate within walking distance of the Trinity college and the Egin TV studios, and only minutes drive of the town centre, schooling & leisure centre. The property offers well presented accommodation and comprises entrance hall, lounge, kitchen & bathroom. Outside there are front communal gardens with a separate rear garden/patio and car parking.

Tel: 01267 230 645

Email: carmarthen@ctf-uk.com

Web: www.ctf-uk.com

Property Description

A most conveniently positioned apartment pleasantly located within the popular village of Johnstown, being within easy walking distance to the Trinity college and the Egin TV studios, and only a 5 minute drive from Carmarthen town centre. A cosy 2 bedroom ground floor apartment situated on a well regarded residential estate benefiting from gas central heating & double glazing. The accommodation comprises in brief, entrance hall, spacious lounge, fitted kitchen, bathroom, 2 double bedrooms. Outside there are communal gardens to the front & side with separate garden/patio area to rear with car parking.

Entrance Hall

Front entrance door, built in store cupboard, radiator, doors to:

Kitchen (8' 04" x 6' 11") or (2.54m x 2.11m)

Modern fitted range of base and wall cupboards with sink unit and mixer tap, built in electric oven with 4 ring gas hob and hood over, plumbing for washing machine, gas fired central heating boiler (not tested), radiator, fridge space, window to front.

Living Room (14' 10" x 10' 04") or (4.52m x 3.15m)

Most spacious room being light and airy with radiator, sliding patio doors to rear garden.

Bedroom 1 (13' 11" Max x 7' 11" Max) or (4.24m Max x 2.41m Max)

L shaped with window to front, radiator, built in cupboard.

Bedroom 2 (14' 10" Max x 8' 04" Max) or (4.52m Max x 2.54m Max)

Window to rear, radiator.

Bathroom (7' 10" x 5' 01") or (2.39m x 1.55m)

Modern suite comprising bath, WC and wash basin, radiator, extractor fan (no window).

Outside

The property which occupies a corner plot with communal gardens to front and side and separate rear garden to rear with small patio area to sit out and relax and mature conifers. Car parking available nearby.

Leasehold Information

We are informed that the property benefits fro a 125 years lease which commenced 1st July 1993.

Broadband and Mobile phone

Ultrafast broadband is available. Mobile phone signal varies depending on network, please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

B

Directions

Exit Carmarthen along Picton Terrace, proceed down the hill to the traffic lights, turn right into Jobs Well Road, continue on this road until reaching Burgess Meadows development on the right hand side. Turn right into the estate and the property is located further on the right, on the corner.

