

Floorplan

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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage, Mains Gas

HEATING: Gas

TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

CFP/LSM/09/25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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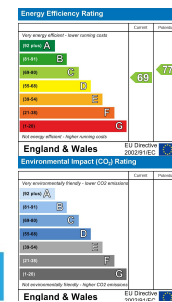


27 Glan Tawelan, Johnstown, Carmarthen, Carmarthenshire, SA31 3JA

- CHAIN FREE
- THREE BEDROOMS
- WALKING DISTANCE TO CARMARTHEN TOWN
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- DETACHED BUNGALOW
- GOOD TRANSPORT LINKS
- GARDEN TO FRONT AND REAR
- DOUBLE GLAZED
- EPC C

£270,000

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The Agent that goes the Extra Mile



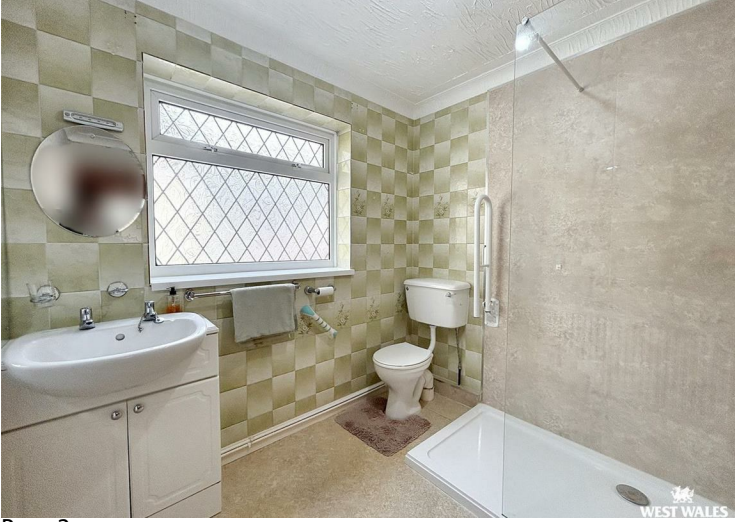


A detached bungalow situated in the popular area of Johnstown, conveniently located on the outskirts of Carmarthen town, within walking distance to schools and amenities. This would make a great retirement property or first time buy.

The accommodation briefly comprises; entrance hallway leading onto the living room. The dining room can be found between the living room and the kitchen. Along the hallway there is the bathroom as well as three bedrooms, with bedroom two leading out into the conservatory.

Externally, the property has a lawned front garden with driveway leading to the garage. Paved side access takes you to rear garden complete with shed. The rear garden has a water feature and stepping stones to the shed along with patio areas and lawn.

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 in Dark Gate 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 Heol Salem. Continue along the road before turning right onto Glantawelan, and you will find the property located on your right hand side. What Three Words Reference - crops.transit.angel

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.