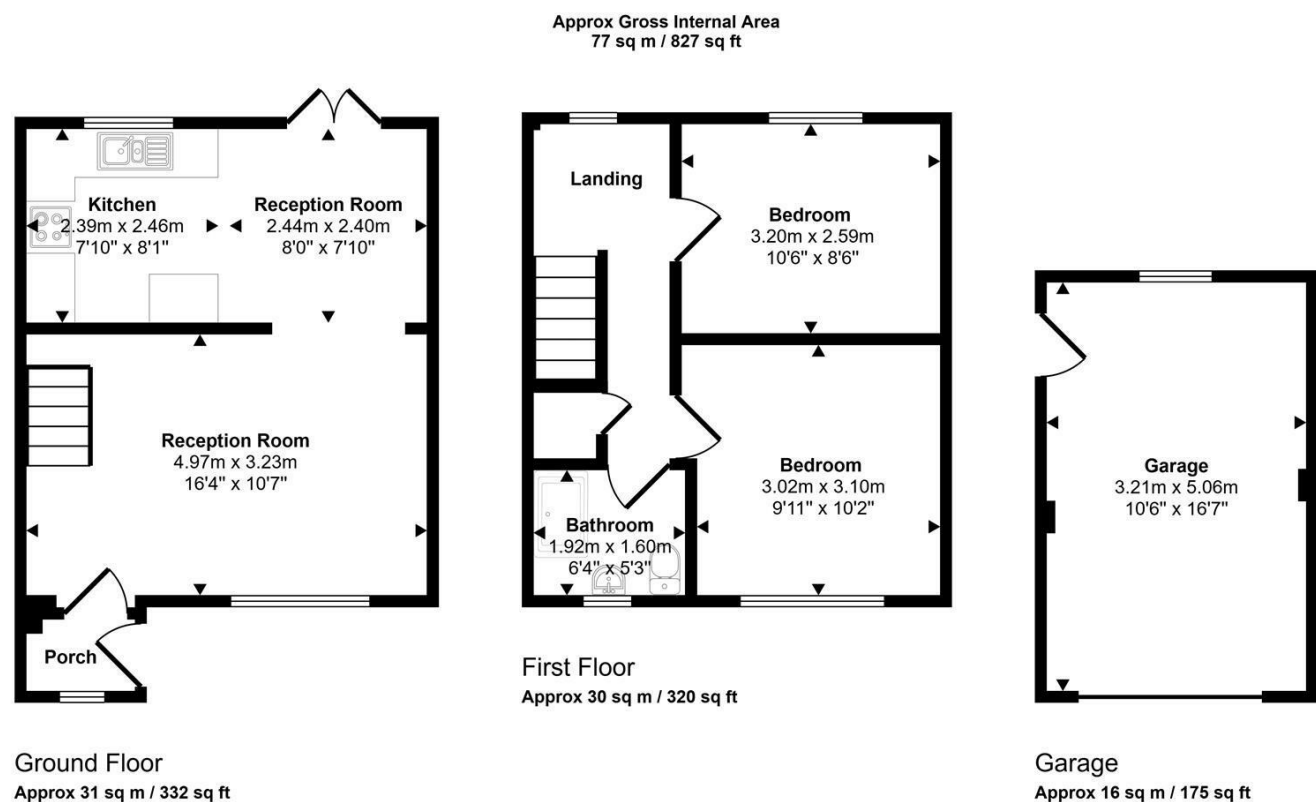




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### 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 C

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/JTP/05/26 DRAFT JTP

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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TELEPHONE: 01267 236655

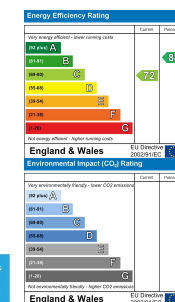


### 3 Ty Gwyn Court Llansteffan Road, Johnstown, Carmarthen, SA31 3LZ

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR PATIO COURTYARD
- TWO-BEDROOM
- GARAGE
- SITUATED WITHIN THE DESIRABLE VILLAGE OF JOHNSTOWN CLOSE TO LOCAL AMENITIES
- PARKING OUTSIDE THE PROPERTY
- EPC-C
- LOCATED IN A CUL-DE-SAC OFF OF THE MAIN STREET
- HEATING-GAS

£185,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

*The Agent that goes the Extra Mile*





This stylish two-bedroom semi-detached home is set within the ever-popular village of Johnstown, ideally positioned in a quiet cul-de-sac just off the main street. The property enjoys a superb location within walking distance of a leisure centre, local parks, well-regarded schools, and a range of everyday amenities—making it an excellent choice for families and professionals alike.

Inside, the accommodation features two reception rooms that flow seamlessly into one another and connect directly to the kitchen, offering an excellent sense of space and flexibility, with the option to create a sociable kitchen diner layout. This adaptable configuration is ideal for both everyday living and entertaining.

Outside, the property benefits from a charming rear patio courtyard, providing a low-maintenance outdoor space, along with a garage and off-street parking for added convenience.

A well-located and versatile home with strong lifestyle appeal in a sought-after residential setting.



### DIRECTIONS

Starting from our offices in Dark Gate continue onto Lammas Street. Turn right onto Morfa Lane (B4312), then at the roundabout take the first exit onto Picton Terrace (B4312), continuing to follow the B4312. Stay on this road for around 0.5 miles before turning left onto Llansteffan Road (B4312). Continue briefly and then turn left onto Old Llansteffan Road, where the destination will be on the right-hand side. Property is located back and too the right within the Cul-De-Sac. What3words: record.today.wash

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