

# EVANS BROS.

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**36 Lon Y Plas, Johnstown, Carmarthen, Carmarthenshire, SA31 3NJ**

**Offers Around £240,000 ono**

A modern DETACHED HOUSE, set in a highly sought after area in Johnstown on the edge of Carmarthen. Located within walking distance of Queen Elizabeth Secondary School, the local shop and the leisure centre, the property is ideal for families looking for convenience. The property is in very good condition and comprises 2 LIVING ROOMS, A KITCHEN, UTILITY ROOM, SEPARATE DOWNSTAIRS WC, 3 FIRST FLOOR BEDROOMS (all doubles and 1 en-suite) a FAMILY BATHROOM, an INTEGRAL GARAGE and enclosed easy to maintain grounds. Mains GAS CENTRAL HEATING (See Agents Notes) full DOUBLE GLAZING, and additional off-road parking on the private drive. EMPTY PROPERTY – NO ONWARD CHAIN.

## LOCATION & DIRECTIONS

What3Words location: [///united.piano.shine](https://www.what3words.com/?q=///united.piano.shine) Very conveniently situated at O.S. Grid Ref : SN399188 on the popular Trinity Fields estate in Johnstown, Carmarthen. Straddling the River Towy, Carmarthen is the county town and offers a fantastic range of amenities including a mainline train station, regional hospital, multi-screen cinema, new shopping centre, a Leisure Centre, 2 secondary schools, the Carmarthen Campus of The University of Wales, Trinity Saint Davids etc. Marks & Spencer etc. Swansea is approx 30 minutes away by car, while Cardiff is approx an easy hours drive away along the M4. Proceed along the A40 trunk road, past the B & Q roundabout and take the first turning left signposted "LLANSTEFFAN". Proceed along the slip-road to the traffic lights at the "T" junction and turn right. Continue for approximately 500 yds (past the speed camera) and take the 1st turning right after the College Playing Fields. After approx. 100 yds, No 36 will be seen on the right and will be identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the property was built around 1995 with an exposed brick outer leaf under a duo-pitched interlocking tiled roof, to provide the following comfortable accommodation. FRONT ENTRANCE LOBBY with a half glazed front door and door to the living room.

## LIVING ROOM

13'10" x 10'5" (4.22 x 3.20)



With a staircase to the first floor and French doors to the dining room.

## KITCHEN / BREAKFAST ROOM

9'3" x 9'0" (2.83 x 2.76)



Fitted with part ceramic tiled walls and a quality range of base an eye level units incorporating a electric oven and 4 ring gas hob, a twin bowl acrylic sink, matching eye level units incorporating an extractor fan and ample formica type worktops.

## DINING ROOM

11'8" x 7'9" (3.56 x 2.38)



Having an artex ceiling and sliding patio doors to the rear garden.

### UTILITY ROOM

6'9" x 4'3" (2.06 x 1.31)



Ceramic tiled floor, plumbing for an automatic washing machine and half glazed side door.

### EN-SUITE SHOWER ROOM

8'0" max x 3'6" (2.46 max x 1.07)



Part tiled walls with a shower to the side, pedestal washbasin and WC.

### DOWNSTAIRS WC

7'11" x 2'9" (2.42 x 0.84)

Ceramic tiled floor, WC and wall mounted hand wash basin.

### FIRST FLOOR

LANDING with a loft access and good sized airing cupboard to the side.

### REAR DOUBLE BEDROOM 1

14'0" x 9'2" max (4.29 x 2.81 max)



Slightly "L" shaped with an Artex ceiling and door off to the En-Suite shower room.

### FRONT DOUBLE BEDROOM 2

12'9" x 11'6" (3.89 x 3.53)



### FRONT DOUBLE BEDROOM 3

9'7" x 7'6" (2.93 x 2.31)



## FAMILY BATHROOM

8'1" x 5'3" (2.48 x 1.61)



Walls mostly ceramic tiled and fitted with a white 3 piece bathroom suite comprising a paneled bath with a shower attachment over, a WC and pedestal washbasin.

## EXTERNALLY



To the front of the property, there is a good sized Tarmac drive / hard-standing (big enough for 2 cars with a graveled area to the side) leading to the INTEGRAL SINGLE GARAGE, while to the rear, there is an irregular shaped gently sloping enclosed lawned garden and a small paved patio.

## SERVICES

Mains electricity, water (NOT metered) drainage and gas. Full upvc double glazing. Full central heating - but we understand the boiler is not working. but we understand the boiler isn't working. We are informed the boiler is the original from 30 year ago and the last time British Gas came out to maintain it, they recommended the boiler be changed as it had already well exceeded its normal life expectancy. Broadband Speed: 102 Mbps Download and 13 Mbps Upload.

## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

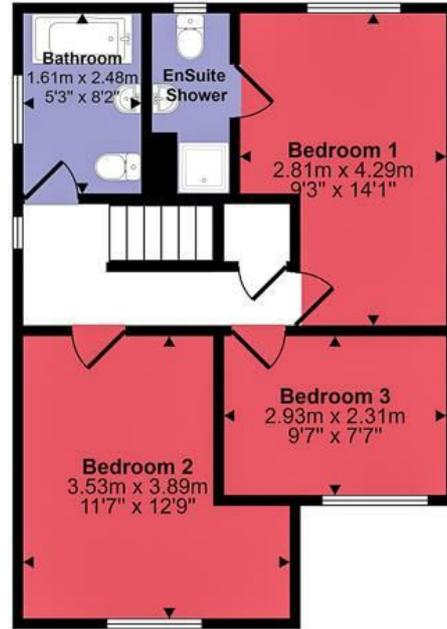
## COUNCIL TAX

We understand that the property is in Band E and the Council Tax payable for the 2025 / 2026 Financial Year is £2,728 which equates to approx £227 a month without discounts.

Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft



First Floor  
Approx 44 sq m / 476 sq ft



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           | <b>83</b> |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  | <b>63</b> |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |



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