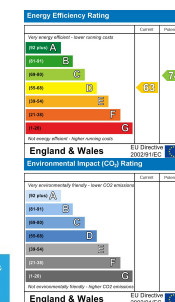


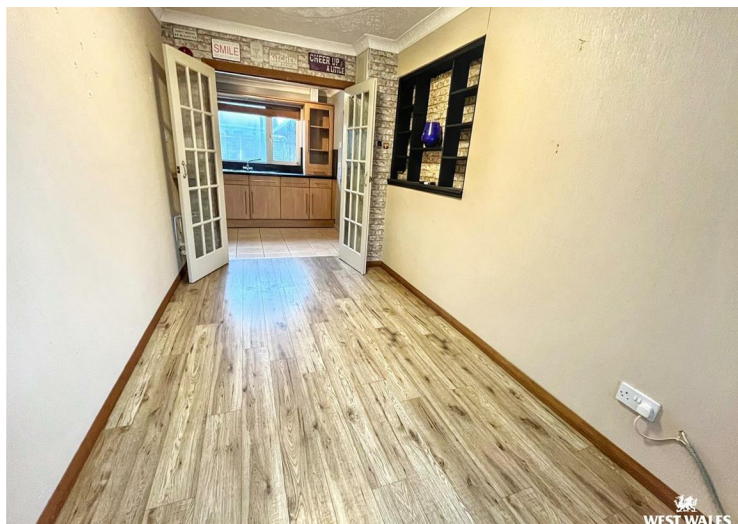
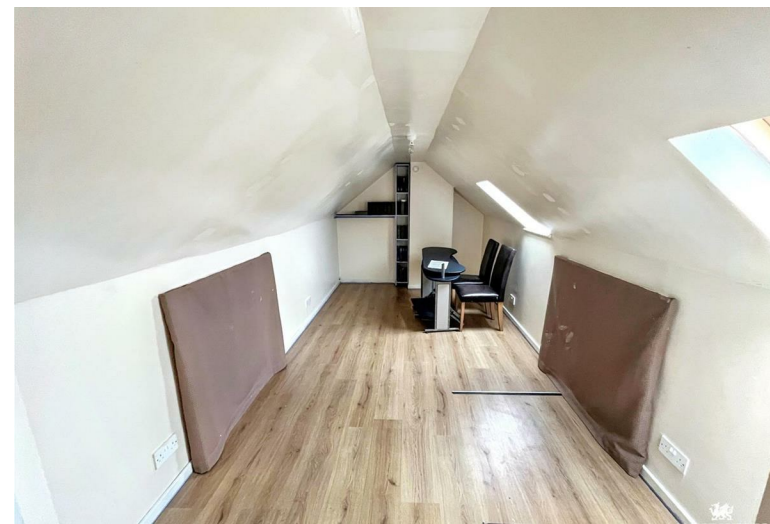
## 22 Heol Morfa Brenin, Johnstown, Carmarthen, SA31 3PA

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- LOFT ROOM
- HEATING-GAS
- THREE BEDROOMS
- CHAIN FREE
- OFF-ROAD PARKING
- POPULAR LOCATION
- EPC-D

£250,000

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





### Well-Presented Three-Bedroom Semi-Detached Home in Johnstown with Off-Road Parking and Rear Garden

This attractive semi-detached home in the popular area of Johnstown offers comfortable and versatile living, ideal for families or those looking for additional room to suit their lifestyle.

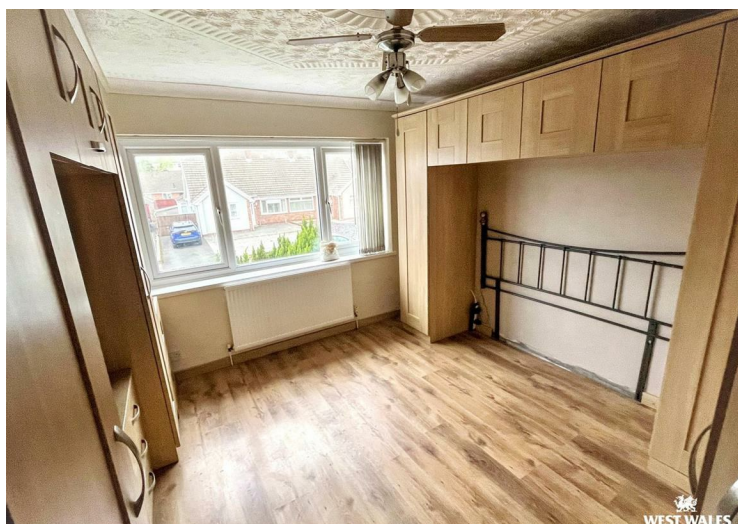
The ground floor comprises a welcoming entrance hall leading into a bright lounge, perfect for everyday living, along with a separate reception room that can be used as a dining area, home office, or playroom. The kitchen is well laid out and connects to a practical utility space, adding to the home's functionality.

Upstairs, there are three bedrooms and a family bathroom, providing well-balanced accommodation. A further attic room offers useful additional space, suitable for storage or potential future use (subject to the necessary permissions).

To the front of the property, off-road parking provides everyday convenience. To the rear, the garden extends nicely, offering plenty of outdoor potential for relaxing, entertaining, or gardening. There are also outbuildings within the garden, ideal for storage, workshop use, or hobbies.

Located within easy reach of local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a well-rounded home in a desirable setting.

Viewing is highly recommended.



### DIRECTIONS

From our office in Carmarthen continue straight onto Lammas Street for about 0.2 miles. Turn right onto Morfa Lane (B4312), then at the roundabout take the left onto Picton Terrace, continuing along the B4312. Follow the road as it becomes Llansteffan Road for about 0.7 miles, then turn right onto Ystrad Drive. Stay on Ystrad Drive by taking the next left, then turn right onto Heol Morfa Brenin. Your destination, 22 Heol Morfa Brenin, will be on the right.

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