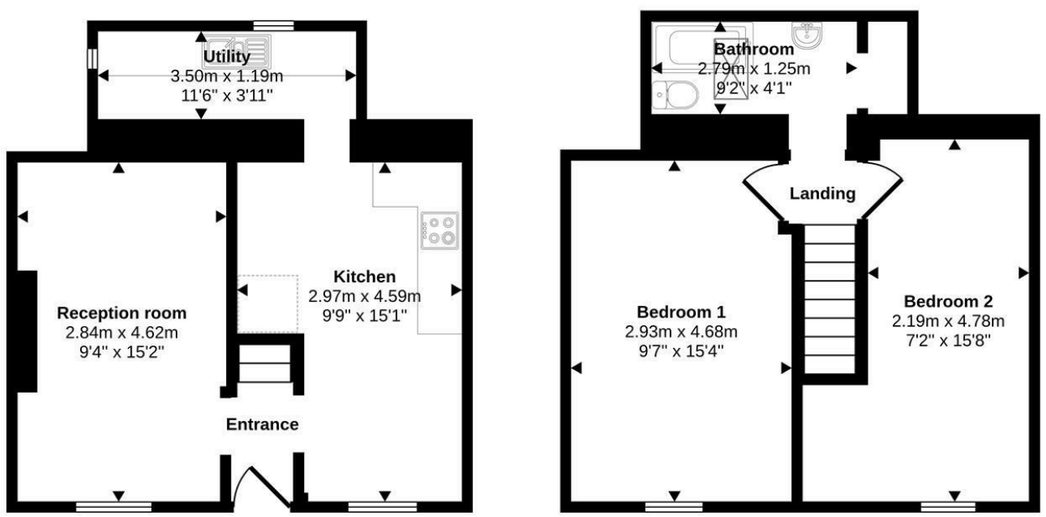
Approx Gross Internal Area
71 sq m / 759 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft

First Floor
Approx 36 sq m / 386 sq ft

Denotes head height below 1.5m

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/08/26 DRAFT

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,

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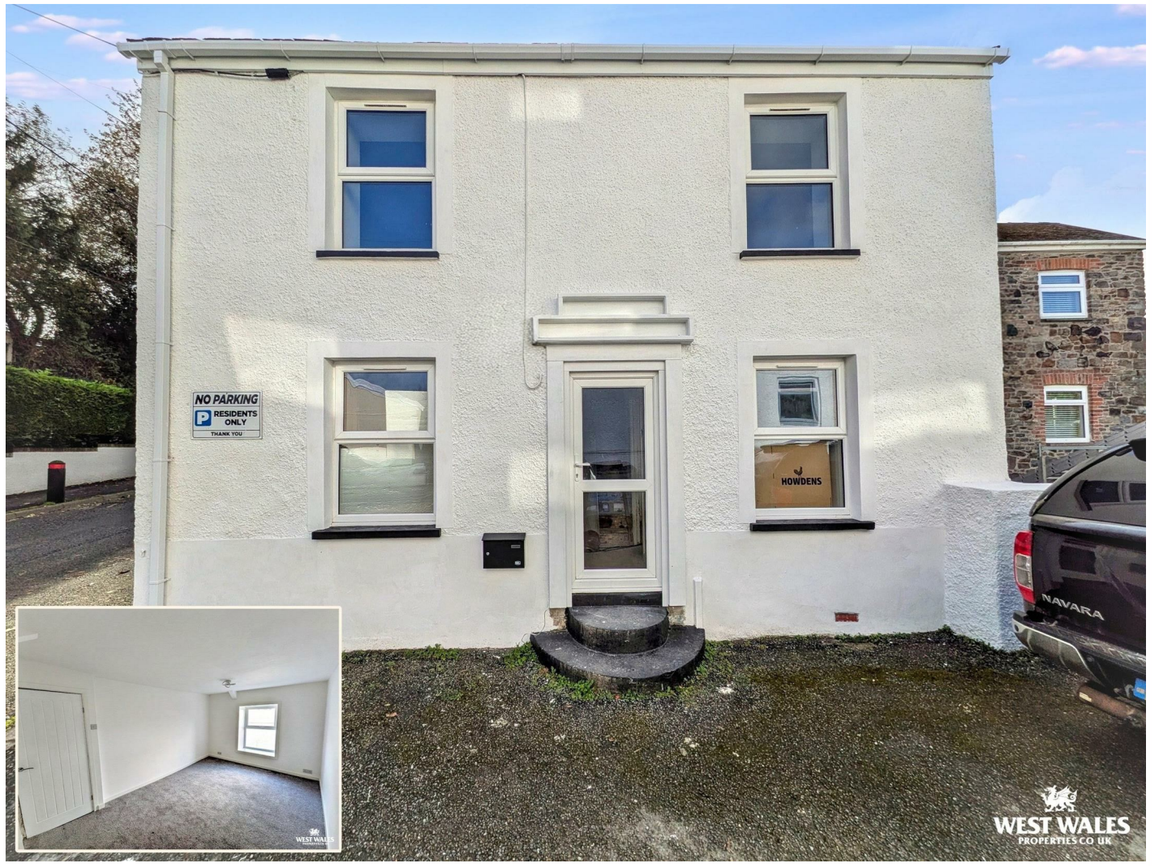
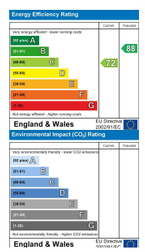


3 Heol Salem, Carmarthen, SA31 3HT

- SEMI-DETACHED HOUSE
- OFF-ROAD PARKING
- RENOVATED 2026
- POPULAR LOCATION IN JOHNSTOWN
- HEATING-GAS
- TWO BEDROOMS
- CHAIN FREE
- UTILITY ROOM
- CLOSE TO LOCAL AMMENITIES
- EPC-C

£190,000



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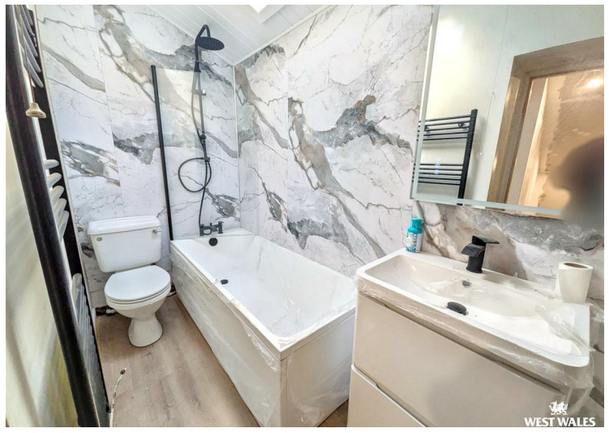
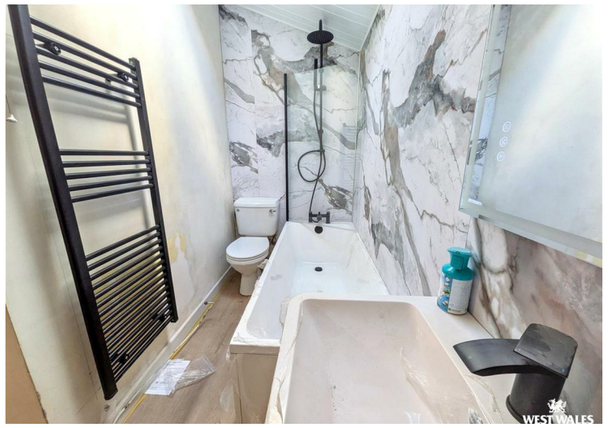


Presenting this beautifully renovated, chain-free, semi-detached home in the ever-popular village of Johnstown. Refurbished in 2026, the property offers fresh, modern living the moment you step through the door, making it ideal for first-time buyers, downsizers and investors alike.

Inside, the heart of the home is a sleek, contemporary kitchen with high-gloss white units, integrated oven, ceramic hob and extractor hood, all set against light oak-effect flooring that flows through the living space. A handy utility room provides valuable extra space for laundry and storage, keeping the main kitchen clutter-free.









Upstairs, two double bedrooms are finished in crisp white decor with plush grey carpets, and each is flooded with natural light from its own window. The stunning new bathroom is a real showstopper, featuring a bath with a rainfall shower and glass screen, a modern vanity unit with black fittings, an LED mirror, a heated towel rail and striking marble-effect wall panels.

Outside, the smartly presented frontage is complemented by off-road parking, a rare and much-sought-after luxury. Located close to local amenities, with shops, services and transport links all within easy reach, this home combines convenience with a community feel. With no onward chain, a swift move is entirely possible.

Early viewing is strongly recommended to avoid disappointment.



DIRECTIONS

Starting from our offices on Dark Gate in Carmarthen, continue onto Lammas Street. Turn right onto Morfa Lane (B4312), then take the left exit at the roundabout onto Picton Terrace (B4312). Continue along the B4312 before turning left onto Heol Salem. The destination will be on your right. What3words: ///angle.feels.sushi

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