

Terry Thomas & Co

ESTATE AGENTS



Acorn Views

Johnstown, Carmarthen, SA33 5BL

This delightful detached house offers a perfect blend of comfort and modern living. The property is beautifully presented and boasts an inviting atmosphere, making it an ideal family home.

With three spacious double bedrooms, including a master suite with an ensuite bathroom, there is ample space for relaxation and privacy. The family bathroom is well-appointed, catering to the needs of a busy household. The three reception rooms provide versatile living spaces, perfect for entertaining guests or enjoying quiet evenings with family.

The integral garage adds convenience, offering secure parking and additional storage options. Set against the backdrop of rural surroundings, this property enjoys a peaceful setting while still being in close proximity to the amenities of Carmarthen town.

This home is a wonderful opportunity for those seeking a tranquil lifestyle without sacrificing accessibility to local shops, schools, and transport links. Whether you are a growing family or simply looking for a spacious retreat, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Offers in excess of £349,950

Acorn Views

Johnstown, Carmarthen, SA33 5BL



Entrance

Light Oak finish uPVC double glazed entrance door with Lattice uPVC panel window to side leading to the hallway

Hallway

16'5" x 5'10" extending to 11'8" maximum (5.02m x 1.80m extending to 3.56m maximum)

Ceramic tiled floor throughout. Staircase to first floor with carpet runner and stair rods. Panelled radiator with grills thermostatically controlled. Door through to Home Office and door through to lounge. Walk-in understairs coat cupboard. Door to Kitchen/breakfast room and door through to integral garage.

Cloakroom/WC with disability access

5'9" x 3'8" (1.76m x 1.14m)

Close coupled economy flush WC, wash hand basin fitted within the vanity unit with a chrome mixer tap fitment. Panelled radiator with grills, thermostatically controlled. Ceramic tiled floor. Floor to ceiling tiled walls. Extractor.

Kitchen/breakfast room

15'5" x 8'0" (4.70m x 2.44m)

A range of modern base and eye level units with Country Cream coloured door and drawer fronts. Light Oak finished worksurface over the base unit incorporating 1 1/2 bowl stainless steel sink. Fully integrated dishwasher. Larder cupboard, display cupboards, a breakfast bar area, four-ring halogen hob and a stainless-steel chimney style extractor over and double oven/grill. Space for an American fridge/freezer. LED downlighting. Slate effect flooring. Light Oak finish framed uPVC double glazed picture window to rear overlooking the landscaped gardens and grounds and rural outlook beyond. Door through to the utility room.

Utility Room

8'0" x 7'11" (2.44m x 2.43m)

Range of fitted base and eyelevel units with Country Cream door and drawer fronts, tiled walls between base and eye level units. 'Worcester Heatslave' Oil fired boiler which serves the Central heating system and heats the domestic water. Plumbing for Washing Machine and space for Tumble Dryer within the fitted unit. Light Oak finish framed uPVC double glazed stable door leading out to the rear garden. Panelled radiator with grills, thermostatically controlled. Slate effect ceramic tiled floor.

Home Office

8'11" x 8'2" (2.74m x 2.50m)

LED downlighting. Wood effect flooring. Panelled radiator with grills, thermostatically controlled. Light Oak finish framed uPVC double glazed window to fore with leaded lights.

Lounge

10'7" x 15'5" (3.25m x 4.71m)

Feature fireplace with exposed pointed brick chimney breast incorporating a Wood burning stove 5Kw on a quarry tiled hearth. Wood effect flooring. Panelled radiator with grills, thermostatically controlled. Light Oak finish framed uPVC double glazed window to fore with leaded lights. LED downlighting. Open way through to the Dining room.

Dining Room

9'0" x 10'7" (2.75m x 3.25m)

Wood effect flooring. Panelled radiator with grills, thermostatically controlled. LED downlighting. Double glazed Bi-folding door leading out to the landscaped gardens and grounds and rural views beyond.

First floor

In part galleried landing with access to loft space. Wood effect flooring. Doors leading off to all bedrooms and Family Bathroom. Built-in recessed double wardrobe with full sliding mirror door fronts.

Bedroom 1

18'10" x 10'8" (5.75m x 3.27m)

Light Oak finish framed uPVC double glazed window to front and rear both having leaded lights and both having extensive rural outlooks. Wood effect flooring. Panelled radiator with grills, thermostatically controlled. LED downlighting.

Bedroom 2

9'0" x 11'9" (2.76m x 3.59m)

Wood effect flooring. Panelled radiator with grills, thermostatically controlled. Light Oak finish framed uPVC double glazed window with leaded lights. LED downlighting.

Family Bathroom

7'8" x 5'8" (2.35m x 1.75m)

Double glazed Velux window to the rear. Three-piece suite in white comprising panel bath with chrome mixer tap and shower fitment over. Pedestal wash hand basin and close coupled economy flush WC. Panelled radiator with grills, thermostatically

controlled. Ceramic tiled floor. Floor to ceiling tiled walls with a pebble patterned border. Extractor. LED downlighting.

Master Bedroom

10'0" x 12'4" (3.05m x 3.77m)

Light Oak finish framed uPVC double glazed window to rear with views over the surrounding countryside. Panelled radiator with grills, thermostatically controlled. Wood effect flooring. Access to eaves storage space. Door leading to the Ensuite/shower room.

Ensuite/Shower room

8'7" x 6'0" plus further recess into shower area. (2.64m x 1.85m plus further recess into shower area)

Close coupled economy flush WC, circular bowl wash hand basin fitted within a vanity unit having Corian work surface over and medium oak finish drawers. Panelled radiator with grills, thermostatically controlled. Shower cubicle with a Mira Zest shower fitment. LED downlighting with extractor. Double glazed Velux window to fore. Ceramic tiled floor. Floor to ceiling tiled walls with pattern border.

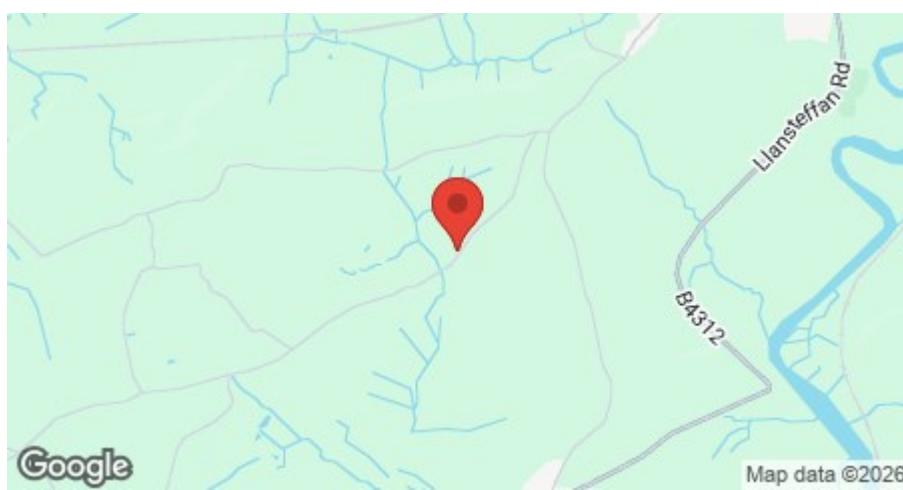
Integral Garage

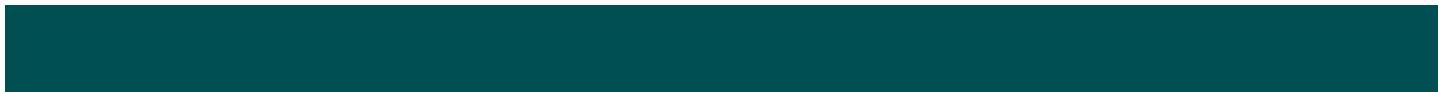
16'3" x 8'4" (4.96m x 2.56m)

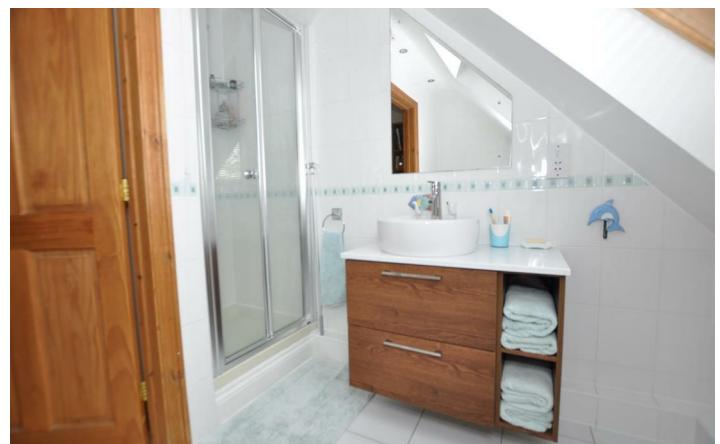
Power and lighting. Remote controlled shutter door to fore. Door through to hallway.

Externally

Landscaped gardens to rear adjoining open countryside. Well maintained brick paved driveway providing ample parking. Pathways to all sides of the property and to the rear is a brick paved patio area which leads onto a further decorative stoned recreational area which in turn leads onto various lawned garden areas with a variety of shrubbery and foliage throughout. A pond feature. Timber garden stores/workshop. Shrubbery and trees to the entrance borders.







Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: E

Services: Electricity, water, drainage via a sewerage treatment plant and Oil fired central heating system.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

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

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