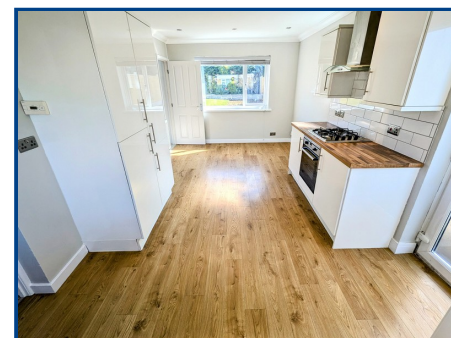
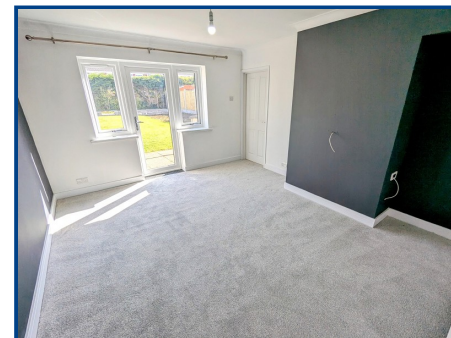


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**8 Heol Drindod
Johnstown
Carmarthen
SA31 3NU**

Offers In Region Of **£289,500**



- A Stylish & Contemporary Detached 3 Bed Family Home
- Well Regarded & Sought After Residential Estate
- Easy Walking Distance To Schooling & Leisure Centre
- Modern Well Presented & Ready To Move In
- ****NO ONWARD CHAIN****
- Hall, Lounge, Kitchen/Diner, 3 Beds, Bathroom
- Good Size Level Gardens To Front & Rear
- Car Parking Driveway Leading To Garage
- Only 5 Minutes Drive To Carmarthen Town Centre
- New Double Glazed Windows Recently Installed

General Description

**** NO ONWARD CHAIN **** -A stylish and contemporary detached family home located within a sought after residential area within the popular village of Johnstown, being on the outskirts of Carmarthen. This immaculately presented 3 bedroom property has a practical family layout and perfect for modern day living with garage and car parking driveway, and good sized rear garden ideal for children. The property is located within easy level walking distance of town amenities. schooling & leisure centre.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Heol Drindod, Johnstown, Carmarthen, Carmarthenshire.

Property Description

A modern detached 3 bedroom house offering stylish and contemporary family sized accommodation, located within a sought after residential area within the popular village of Johnstown. This immaculately presented 3 bedroom property has a practical family layout, perfect for modern day living with new double glazed windows/front door and fitted carpets recently fitted throughout, ready for immediate occupation. The property is located within easy level walking distance of town amenities, schooling and leisure centre.

Having undergone a complete transformation, the modern interior is a delight and is complemented by the sizeable family garden to the rear, perfect for those summer evening parties! The accommodation provides entrance hall, living room, open plan kitchen/diner with bespoke fitted kitchen, first floor provides 3 bedrooms and luxury family bathroom. Outside there is a car parking driveway leading to garage with good sized enclosed rear garden safe for children and dogs.

The property is ideally located within the popular area of Johnstown with both the Secondary school and leisure centre located directly across the roadway from this sought after residential estate. The Town of Carmarthen is only a 5 minute drive away offering a wide range of amenities and facilities.

Entrance Hall (11' 07" x 6' 0") or (3.53m x 1.83m)

Via double glazed front door, coved ceiling, radiator, staircase rising to first floor with practical storage under and doors to all rooms.

Lounge (14' 0" x 12' 0") or (4.27m x 3.66m)

Double glazed door to rear garden, with drop windows either side allow a flood of natural light in, radiator, coved ceiling, feature chimney breast, internal doors to:

Kitchen/Diner (20' 04" x 9' 11") or (6.20m x 3.02m)

A superb family room having a range of wall & base units with high gloss fronts, wooden counter top over with tiled surrounds, incorporating a stainless steel sink unit, plumbing for washing machine, integral brushed stainless steel oven and hob, fridge and freezer. Windows to both front and rear elevations, radiator, door to side, coved ceiling and recess spot lighting.

First Floor Landing

Window to the front elevation, built in linen cupboard offering useful storage, access to attic and doors to:

Bedroom 1 (12' 01" x 11' 05") or (3.68m x 3.48m)

Window to the rear elevation over looking the rear garden, radiator and coved ceiling.

Bedroom 2 (11' 06" x 9' 11") or (3.51m x 3.02m)

Windows to rear elevations, radiator and coved ceiling.

Bedroom 3 (8' 07" x 7' 10") or (2.62m x 2.39m)

Window to the front elevation with radiator.

Heol Drindod, Johnstown, Carmarthen, Carmarthenshire.

Bathroom (8' 05" x 5' 01") or (2.57m x 1.55m)

A luxury suite having a stylish design with a fitted white suite comprising low level WC, vanity sink unit, panelled bath with cascade shower over, fully tiled walls, recess spot lighting, ladder radiator, tiled floor with under floor heating and obscure glazed windows to both front and side elevations.

Outside

The property is approached via a private car parking driveway to the front, providing access to the attached garage with up & over electric door with access door to the rear garden. The front garden is laid to lawn having access to the main entrance. The rear enclosed garden is perfect for the whole family to enjoy, a paved patio area lies to the rear with access to the large level lawn garden, with a further patio located at the end requiring landscaping. Planted borders and mature conifers at rear provide privacy.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity. For further information, please contact your network provider.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold

Council Tax

E

Directions

Exit Carmarthen along Llansteffan road, turn right just before the leisure centre on the left hand side, at the junction turn right and the property can be found on the right hand side, identified by our For Sale board.

