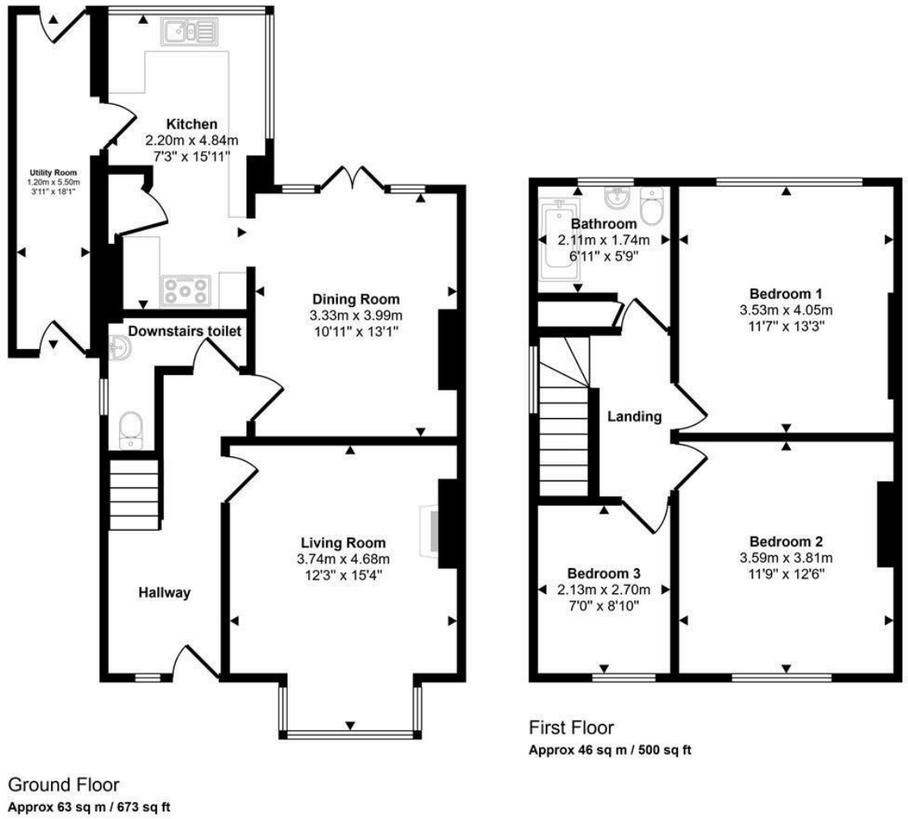
Approx Gross Internal Area
109 sq m / 1173 sq ft



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.

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.
COUNCIL TAX: D
HEATING: Gas

IRK/ LSM/ 09/25 / Ok EJL

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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,

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

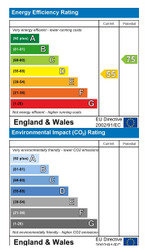
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Fairways 3 Llansteffan Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3LY

- Well Presented
- Three Bedrooms
- Enclosed Rear Garden
- Driveway
- Gas Central Heating
- Detached House
- Two Reception Rooms
- Close to local ammenities
- Chain free
- EPC D

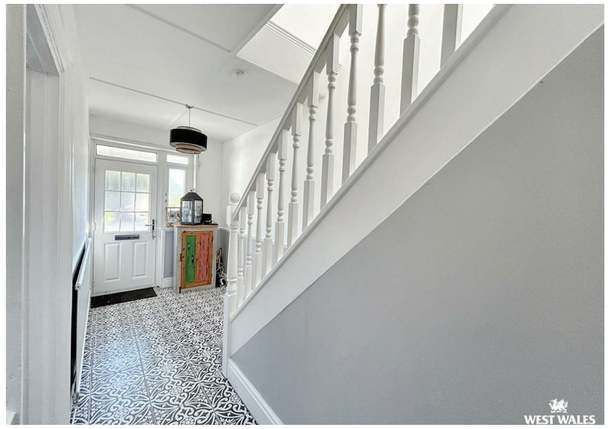


Offers In The Region Of £250,000

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The Agent that goes the Extra Mile













CHAIN FREE
Located in the village of Johnstown, this modernised and well-maintained detached home offers the perfect blend of contemporary comfort and village charm. Ideally situated just a short walk from local schools, shops, and a leisure centre, this property is perfectly suited for families or those seeking convenience in a welcoming community.

The accommodation comprises: hallway leading to a lounge featuring a charming wood-burning stove, creating a cosy and inviting atmosphere. The modern kitchen/dining area is designed for both everyday living and entertaining, with French doors opening out to a covered seating area – perfect for al fresco dining in any weather. A separate utility area provides added practicality and storage.

Upstairs, the property boasts three bedrooms and a family bathroom, offering comfortable and functional living space for the whole family.

Externally, the front of the property benefits from a driveway providing off-road parking. To the rear, you'll find an enclosed garden laid to lawn, ideal for children, pets, or simply relaxing outdoors. The covered patio area ensures the space can be enjoyed year-round.

Additional features include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

The County town of Carmarthen situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping area now houses most high street names, a Vue Cinema complex, restaurants and a multi-storey car park.















DIRECTIONS

From Carmarthen office, continue up LLamas Street. At the junction turn right, and then take the 1st exit onto Picton Terrace. Continue down Monument Hill, and then turn left at the traffic lights. The property is on the right hand side. What/Three/Words:///decent.cities.body

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