

# Terry Thomas & Co

ESTATE AGENTS



## 5 Plas Ystrad

Johnstown, Carmarthen, SA31 3PH

Well-presented 2-bedroom mid-terrace home in a sought-after residential area. Featuring a spacious reception room, a modern bathroom, and a bright, well-designed layout. Ideally suited for first-time buyers, couples, or investors. Located in a friendly neighbourhood with excellent access to local schools, amenities. Easy access to the A48/M4 corridor, direct routes to Swansea and Cardiff, and well-connected public transport links. A bustling town centre with independent shops, high street retailers, cafés, restaurants, and leisure facilities including a cinema and modern shopping precinct.

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

Offers in the region of £169,500

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## Entrance

Attractive mid terraced house of generous 2-bedroom accommodation, generous size proportions. Front brick paved courtyard, with 3 slate steps leading up to the front racing green coloured uPVC double-glazed Entrance door. Wooden double glazed Victorian/Slider window to the fore. With Dado rail. Property has allocated parking space, and further visitor parking space.

## Entrance hall

Staircase to first floor. Door to cloakroom/WC which has a wall mounted wash hand basin. Tiles splashback and close coupled economy flush WC. Wall mounted extractor fan. LED downlighting. Panel Radiator with grills, thermostatically controlled.

## Lounge

3.76m x 4.10m

Panel Radiator with grills. LED downlighting. uPVC double glazed door leading out to a pathway leading to the rear courtyard in turn.

## Kitchen/Dining room

4.10m x 2.54m

Open way through to Kitchen/Dining Room. A

range of modern base and eye level units with 'high gloss' white coloured door and drawer fronts. 'Jacobean' oak finished work surface over base unit incorporating the Stainless steel sink. Fan assisted Oven/Grill. A four ring belling halogen hob with stainless steel Chimney style extractor over. Fully integrated Fridge/Freezer. LED downlighting. Victorian/Slider double glazed window to rear. Brick Effect style tiles between base and eye level units. Wood Grain Effect flooring. Panel Radiator with grills, thermostatically controlled. Door through to Utility Room.

## Utility/Cloakroom/Pantry

Plumbing for automatic washing machine. Wall mounted Worcester main gas fire combination boiler, serves central heating system and heats domestic water.

## First Floor

Part Galleried landing Victorian Double Glazed Victorian style/slider window to fore. Doors to both bedrooms and Bathroom.

## Bathroom/ Shower room/ WC

3.15m x 1.76m

Double shower cubicle with black mixer shower fitment Rain shower head and body wash. Wash hand basin, fitted within a Vanity Unit having slate grey coloured door fronts. Close coupled economy flush WC. Panel bath. Floor to ceiling tiled walls in white with slate grey grout. Wall mounted black ladder towel Radiator. LED downlighting and extractor. Ceramic tiled flooring.

## Rear Bedroom 1

4.51m x 2.95m

Panel Radiator with grill, thermostatically controlled. 2 Double Glazed Victorian Style/ Slider windows to rear. Access to loft space.

## Bedroom 2

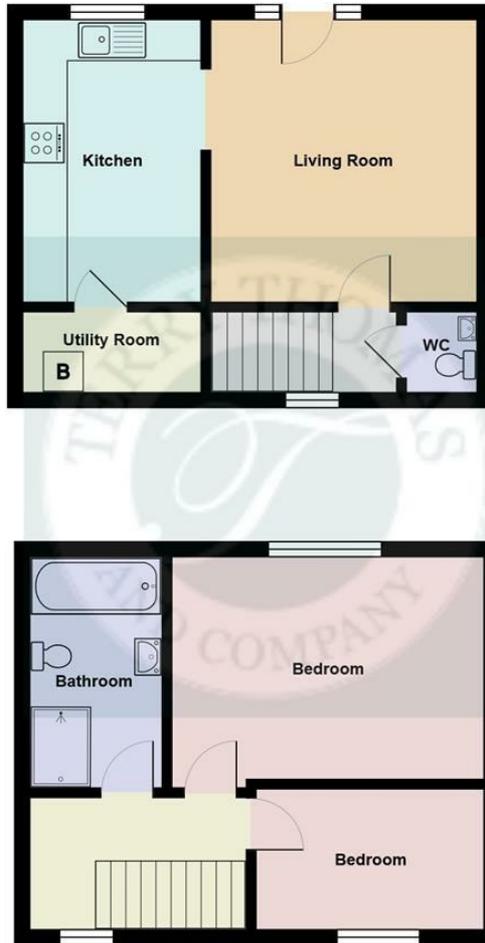
3.20m x 2.06m.

Victorian Style/Slider Double Glazed window to fore. Panel Radiator with grill, thermostatically controlled.





# Floor Plan



**Type:** House - Mid Terrace  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains water, electricity and drainage.

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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