

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

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- **ATTRACTIVE MODERN END OF LINK HOUSE.**
- **2 BATHROOMS. 3 WC's. GAS C/H.**
- **PRIVATE CAR PARKING FOR UPTO 3 VEHICLES.**
- **CLOSE TO THE MANY WALKS IN 'YSTRAD WOODS.**
- **3 BEDROOMS. CONSERVATORY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **GARAGE. ENCLOSED REAR GARDEN.**
- **1.5 MILES CARMARTHEN TOWN CENTRE.**

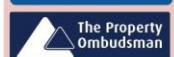
**No 14 Coed y Plas**  
**Johnstown**  
**Carmarthen SA31 3PJ**

**£210,000** OIRO  
**FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A most conveniently situated traditionally built (Circa. 1993) **3 BEDROOMED END OF LINK HOUSE** (1 of 4) having attractive brick elevations part relieved with a rendered facade that has been **modernised and updated by the vendors since 2018** and situated on the periphery of an established residential estate of varying types and designs being located within a **relatively short level walk** of the 'Spar' shop, 'Q.E.' High Secondary School and the Leisure Centre on the 'Llansteffan Road' enjoying ease of access to the Primary/Nursery Schools and Convenience store at the centre of Johnstown and A40/A48 trunk roads, **approximately 1.5 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property being located **within 8 miles of the sandy beach at Llansteffan**.

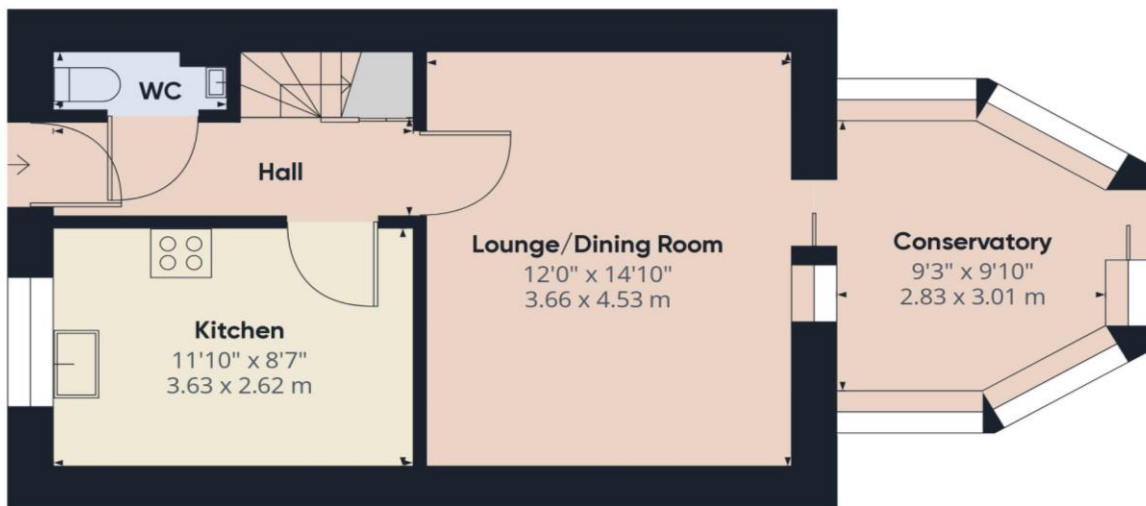
**APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED BY THE VENDORS SINCE 2018 TO INCLUDE UPDATING THE KITCHEN, NEW BATHROOM AND EN-SUITE FITMENTS ETC.**

**GAS C/H** with some radiators thermostatically controlled. **PVCu DOUBLE GLAZED WINDOWS.**

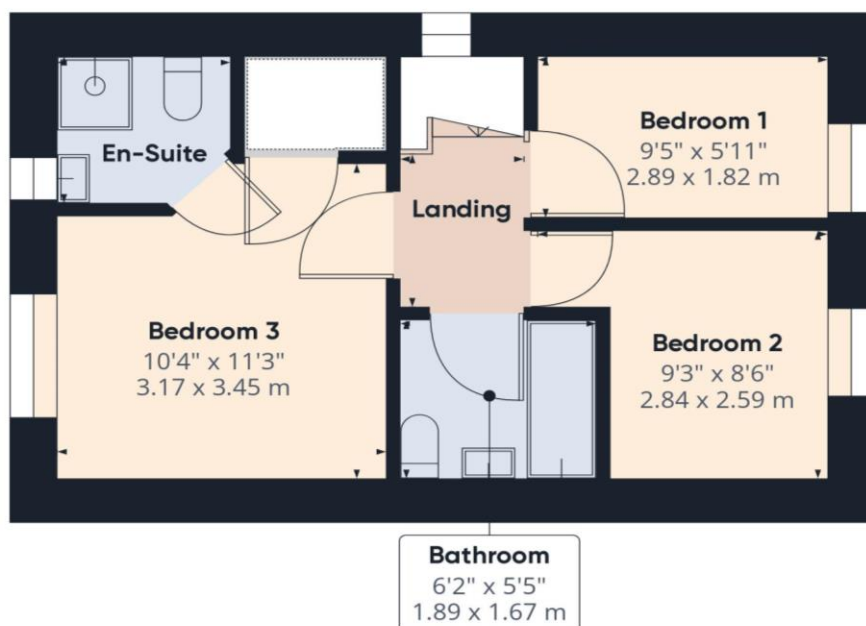
**TEXTURED/SMOOTH SKIMMED CEILINGS - MOSTLY COVERED.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**THE FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1



**CANOPIED ENTRANCE PORCH** with PVCu entrance door with stained glass/leaded effect lights to

**RECEPTION HALL 11' 11" (3.63m) in depth** with radiator having a decorative cover. Boarded effect flooring. Staircase to first floor. Understairs storage cupboard. 2 Power points. Telephone point.

**SEPARATE WC** with tile effect vinyl floor covering. Radiator. 2 Piece suite in white comprising wash hand basin with tiled splashback and WC. Extractor fan.

**FITTED KITCHEN/BREAKFAST ROOM 11' 11" x 8' 8" (3.63m x 2.64m)** with tile effect laminate flooring. Radiator. PVCu double glazed window to fore. Part tiled walls. Plumbing for washing machine. Space for tumble drier. 11 Power points plus fused points. Range of fitted base and eye level kitchen units with wooden worksurfaces incorporating a ceramic sink unit, integrated dishwasher, electric oven, gas hob, canopied cooker hood and breakfast bar.

**LOUNGE 14' 10" x 12' 1" (4.52m x 3.68m)** with TV point. Boarded effect flooring. Radiator. 6 Power points. Sliding plastic coated aluminium double glazed door to

**CONSERVATORY 9' 10" x 9' 3" (2.99m x 2.82m)** with 2 wall light fittings. 2 Power points. Radiator. Part PVCu double glazed under a polycarbonate roof. Sliding plastic coated aluminium door to and overlooking the rear garden.

## FIRST FLOOR

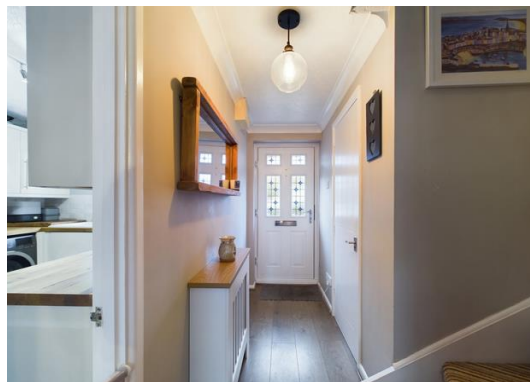
**LANDING** with access via loft ladder to attic space with electric light. 2 Power points. PVCu double glazed window. Smooth skimmed ceiling.

**REAR BEDROOM 1 9' 6" x 5' 11" (2.89m x 1.80m)** with radiator. 4 Power points. PVCu double glazed window with a **view** over the recreational ground towards 'Parc Dewi Sant'.

**REAR BEDROOM 2 8' 7" x 7' 1" (2.61m x 2.16m) ext.to 9' 5" (2.87m)** with radiator. PVCu double glazed window with a **view** over the recreational ground towards 'Parc Dewi Sant'. 4 Power points.

**FAMILY BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)** with tiled boarded effect flooring. Towel warmer ladder radiator. Extractor fan. Part tiled walls. Recessed downlighting to smooth skimmed ceiling. 3 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture, panelled bath with dual head plumbed-in shower over and folding shower door.

**MASTER BEDROOM 3 11' 10" x 10' 5" (3.60m x 3.17m) overall** slightly 'L' shaped with laminate flooring. Radiator. PVCu double glazed window to fore. TV point. Fitted floor to ceiling wardrobe with sliding doors. 4 Power points. **BUILT-IN CUPBOARD OFF** over the stairwell housing the gas fired central heating boiler. Hanging rail. Slatted shelving.

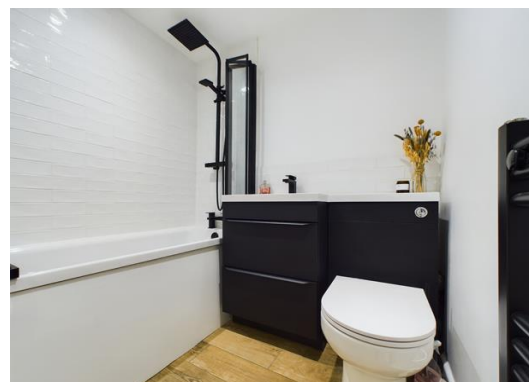
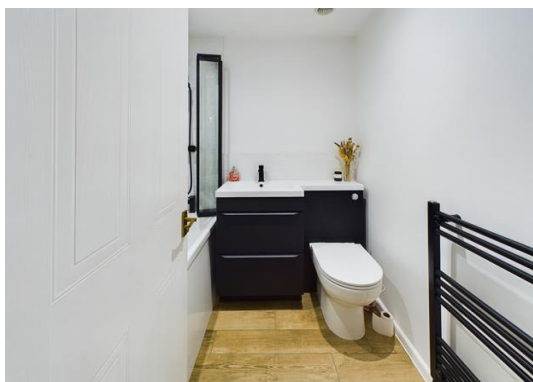


**EN-SUITE SHOWER ROOM** with tiled boarded effect floor. Towel warmer ladder radiator. PVCu opaque double glazed window. Two walls fully tiled. 2 Piece suite in white comprising WC and wash hand basin with fitted storage drawers beneath. Shower enclosure with plumbed-in dual head shower over. Extractor fan.

**EXTERNALLY**

Decoratively stoned forecourt. Side tarmacadamed entrance drive that leads to the garage and provides **private car parking for upto 3 vehicles**. Rear close boarded fenced paved garden with decoratively stoned area affording a good degree of privacy.

**LINKED GARAGE 16' 6" x 8' 2" (5.03m x 2.49m)** of concrete block/brick construction. Up-and -over garage door. 2 Power points. **Fitted cupboard** with electric heater.







**DIRECTIONS:** - Travelling from the **centre of Johnstown** turn off 'Llansteffan Road' **opposite** the 'Spar' shop into '**Lon y Plas**' and **turn second right** in to '**Coed y Plas**'. Continue a short distance and the property will be found on the **right hand side just after** the right hand turning for 'Plas y Ddol' and **before** the left hand turning into '**Plas Ystrad**'.

**ENERGY EFFICIENCY RATING:** - C (75).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8248-7422-5000-7607-3996.

**SERVICES:** - Mains electricity, water (metered), drainage and gas. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND D 2023/24 = £1,942.04p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

**DETAILS AMENDED** - 12.03.24

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

25.01.2024 - REF: 6748