

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE MODERN DETACHED HOUSE.
- 2 LIVING ROOMS. 2 BATHROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- SHORT WALK 'SPAR' SHOP, 'Q.E. HIGH' SCHOOL AND LEISURE CENTRE.
- SOUGHT AFTER AREA. 4 BEDROOMS.
- 3 WC's. GAS C/H. GARAGE.
- GYM/HOME OFFICE.
- 1.5 MILES CARMARTHEN TOWN CENTRE.

No 2 Plas y Ddol
Johnstown
Carmarthen SA31 3PL

£325,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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 very well presented, most conveniently situated traditionally built (Circa. 1993) **4 BEDROOMED/2 RECEPTION ROOMED DETACHED HOUSE** having **attractive part brick elevations** with brick quoins situated **set back off** and towards the beginning of a small cul-de-sac that forms part of a larger overall established development 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 is located just off a bus route and is within **8 miles of the sandy beach at Llansteffan**.*

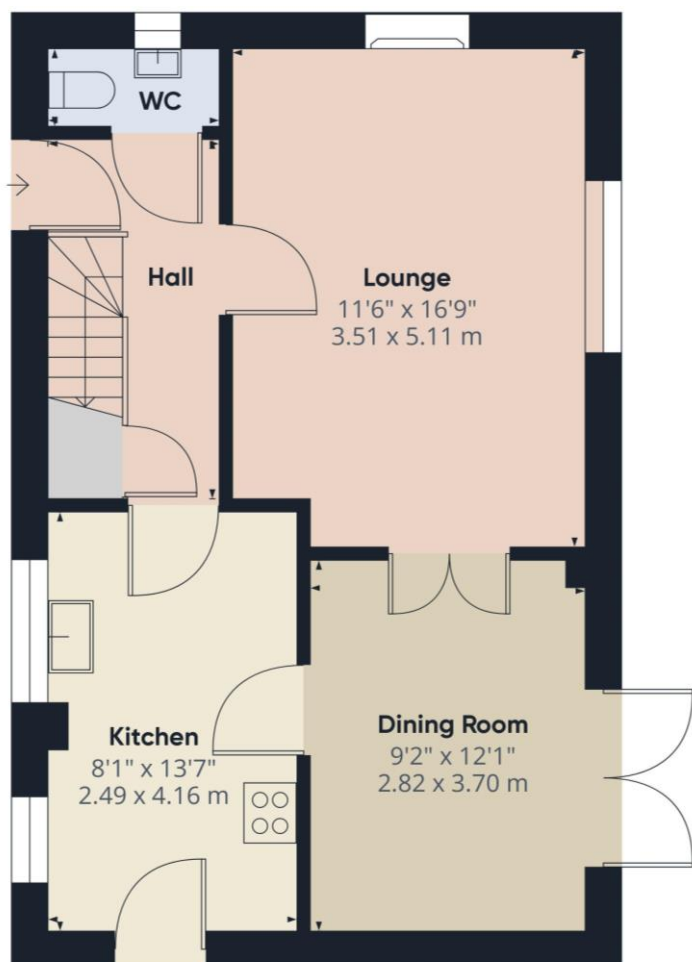
FIRST TIME ON THE OPEN MARKET. GAS C/H.

PVCu DOUBLE GLAZED WINDOWS with Georgian style glazing bars.

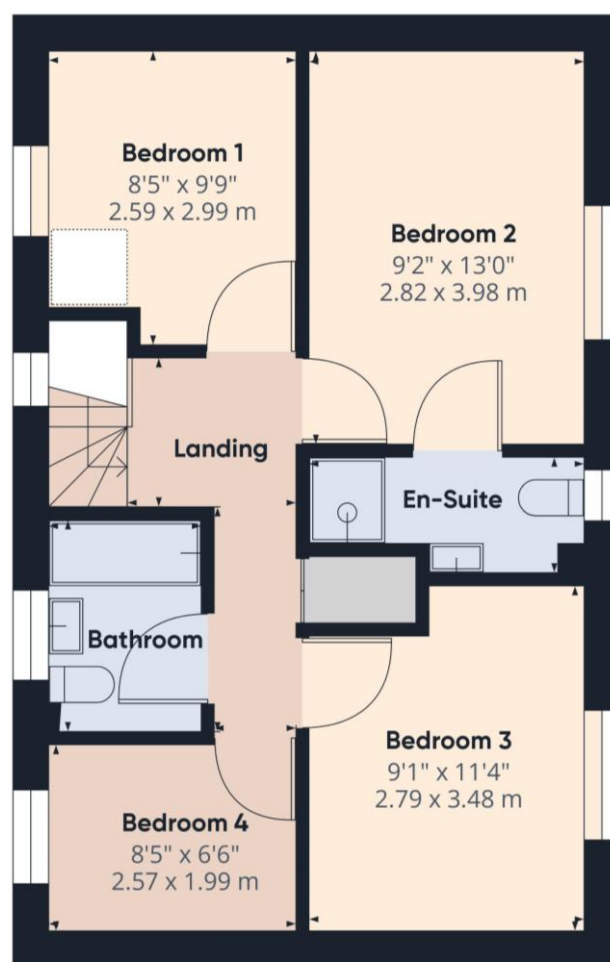
TEXTURED AND COVED CEILINGS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE KITCHEN AND WINDOWS/DOORS AND BATHROOM FITMENTS HAVE BEEN UPDATED WITHIN THE LAST 10 YEARS.



Ground Floor Building 1



Floor 1 Building 1

CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

RECEPTION HALL with radiator. Ceramic tiled floor. 2 Power points. C/h thermostat control. Dado rail. Staircase to first floor. Understairs storage/cloaks cupboard with 1 power point.

SEPARATE WC with PVCu opaque double glazed window. Radiator. Ceramic tiled floor. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

LOUNGE 16' 8" x 11' 7" (5.08m x 3.53m) with radiator. 'Adam' style fireplace with marble hearth. Provision for gas fire. PVCu double glazed window overlooking the rear garden. 10 Power points. TV point. Double doors to the Dining room.

FULLY EQUIPPED FITTED KITCHEN/BREAKFAST ROOM 13' 7" x 8' 1" (4.14m x 2.46m) with ceramic tiled floor. Part tiled walls. 2 PVCu double glazed windows to fore. PVCu part opaque double glazed door to side. 7 Power points plus fused point. Telephone point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, induction hob, electric oven, canopied cooker hood, integrated fridge, freezer, dishwasher, washer/drier and breakfast bar. Wall mounted gas fired central heating boiler. Doors to the Hall and

DINING ROOM 12' 3" x 9' 3" (3.73m x 2.82m) with ceramic tiled floor. 4 Power points. PVCu double glazed double French doors to and overlooking the rear garden. Provision for radiator.

FIRST FLOOR

LANDING with radiator. 1 Power point. Access to loft space.

DEEP BUILT-IN AIRING/LINEN CUPBOARD with slatted shelving. Pre-lagged hot water cylinder. C/h timer control.

FRONT BEDROOM 1 9' 10" x 8' 6" (2.99m x 2.59m) overall 'L' shaped with 4 power points. Radiator. PVCu double glazed window.

MASTER BEDROOM 2 13' 2" x 9' 2" (4.01m x 2.79m) with PVCu double glazed window overlooking the rear garden. Radiator. 4 Power points. Fitted bedroom suite.

EN-SUITE SHOWER ROOM with tile effect vinyl floor covering. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin. Slate effect tiled shower enclosure with plumbed-in shower over.

REAR BEDROOM 3 11' 6" x 9' 2" (3.50m x 2.79m) with boarded effect vinyl floor covering. Radiator. PVCu double glazed window overlooking the rear garden. 4 Power points.

FRONT BEDROOM 4 8' 6" x 6' 6" (2.59m x 1.98m) with radiator. PVCu double glazed window. 4 Power points.



EXTERNALLY

Brick paved entrance drive and forecourt providing hardstanding for upto 3 vehicles that gives access to the garage. Lawned area. Gated footpath to one side. Enclosed close boarded fenced rear lawned garden with two paved patio areas that extends for a depth of **approximately 32' (9.75m)**. **OUTSIDE WATER TAP.**

7.2 KW ELECTRIC CAR CHARGING POINT.

FORMER DETACHED DOUBLE GARAGE 16' 8" x 16' 7" (5.08m x 5.05m) overall. Brick built. The former detached garage has been sub-divided with a temporary stud partition wall into a garage and gym/home office. The partition could easily be removed and the garage returned to a double garage if so desired.

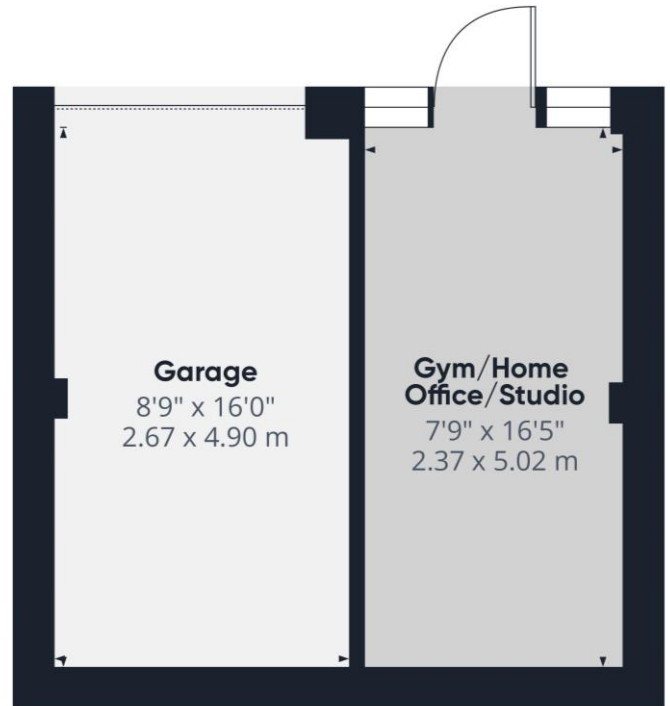
GARAGE 16' 7" x 8' 7" (5.05m x 2.61m) with 2 power points. Electronic roller door.

GYM/HOME OFFICE/STUDIO 16' 7" x 7' 10" (5.05m x 2.39m) with power and lighting. 2 Power points. PVCu part opaque double glazed entrance door and side screens.









DIRECTIONS: - Travelling from the **centre of Johnstown** turn off '**Llansteffan Road**' **opposite** the '**Spar**' shop into '**Lon y Plas**' and turn **second right** into '**Coed y Plas**'. Continue a short distance and turn **first right** into '**Plas y Ddol**' and the property is the **first on the right hand side before** a right hand bend.

ENERGY EFFICIENCY RATING: - D (65).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0028-1210-0204-5613-0204.

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

COUNCIL TAX: - BAND E 2023/24 = £2,373.61p. **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 - 04.03.24

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

31.01.2024 - REF: 6753