

Terry Thomas & Co

ESTATE AGENTS



12 Maes Pedr Johnstown, Carmarthen, SA31 3BR

We have pleasure in marketing this Immaculate and Very Well-Presented Detached Double Fronted House, standing within a large unique corner plot having landscaped gardens and grounds. Conveniently situated on a popular cul-de-sac in Johnstown which is on the outskirts of Carmarthen Town and within walking distance of both junior and secondary schools and the leisure centre. Spacious 3 Bedroom (1 en-suite) accommodation with large lounge, open plan kitchen/dining room and parking for approximately 3 cars to rear.

Offers in the region of £289,500

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Externally

Attractive double fronted detached house with exposed pointed brick façade, composite double glazed entrance door leading to hallway having tile floor, panelled radiator with grills thermostatic controlled, staircase to first floor part glazed door leading to open plan kitchen/dining room and door through to lounge.

The property is standing on a corner lot with having an east and south enclosed garden area. Surrounded by mostly timber fencing. Front of property having an attractive brick pillared boundary wall being intercepted by timber fencing. Paved patio area directly to side which then leads onto a Astro turfed garden area.

Timber garden shed. To rear there is a tarmac driveway providing parking for possibly 3 cars. Front garden with paved pathway to entrance door.

Lounge

18'6" x 10'2" (5.64m x 3.12m)

Double aspect room with uPVC double glazed window to fore and uPVC double glazed double doors leading out to the patio and gardens in turn. Wood effect flooring. Two single panelled radiators.

Kitchen/Dining room

18'6" x 9'4" extending to max 11'10" (5.64m x 2.85m extending to max 3.61m)

Double aspect room with uPVC double glazed window to fore and side. Kitchen area has a range of modern fitted base and eye level units with Country cream colour door and drawer fronts and a wood effect worksurface over base units, incorporating one and a half bowl stainless-steel sink. Fully integrated dishwasher. Fully integrated fridge freezer. 4-ring halogen hob with a stainless-steel chimney style extractor over. Electrolux

fan assisted oven/grill. Breakfast bar area. 2 single panel with a mira mixer shower fitment. uPVC double glazed radiators thermostatically controlled. Tile floor. LED downlighting. Walk-in Built-in store cupboard. Panel glazed door through to utility room.

Utility room

6'3" x 5'2" (1.91m x 1.58m)

Plumbing for automatic washing machine. Space for tumble dryer. Tile floor. Panel radiator thermostatically controlled. Composite double glazed rear entrance door. Wall mounted ideal mains gas fired combination boiler with serviced central heating system and heated water.

Cloak room

WC having a close coupled economy flushed WC.

Pedestal wash hand basin chrome tap fitments. Extractor.

Tile floor

First floor

Part gallery landing with access to loft space. Singular

Panel radiator thermostatically controlled. uPVC double glazed windows to rear. L-shaped landing. Built in store cupboard

Master bedroom

18'5" x 10'4" (5.63m x 3.17 m)

Included en suite. Double aspect room. uPVC double glazed windows to front and side. 2 single panel radiators. Wood grain affect flooring. Fitted wardrobe unit comprising two doubles and one single wardrobes.

En suite

7'3" x 3'10" (2.21m x 1.18m)

Having a close coupled economy flushed WC. Pedestal wash hand basin. Chrome tap fitments. Shower cubicle

Front bedroom 2

9'1" x 10'6" (2.79m x 3.22m)

Double aspect room. uPVC double glazed window to side. Single panel radiator.

Family bathroom

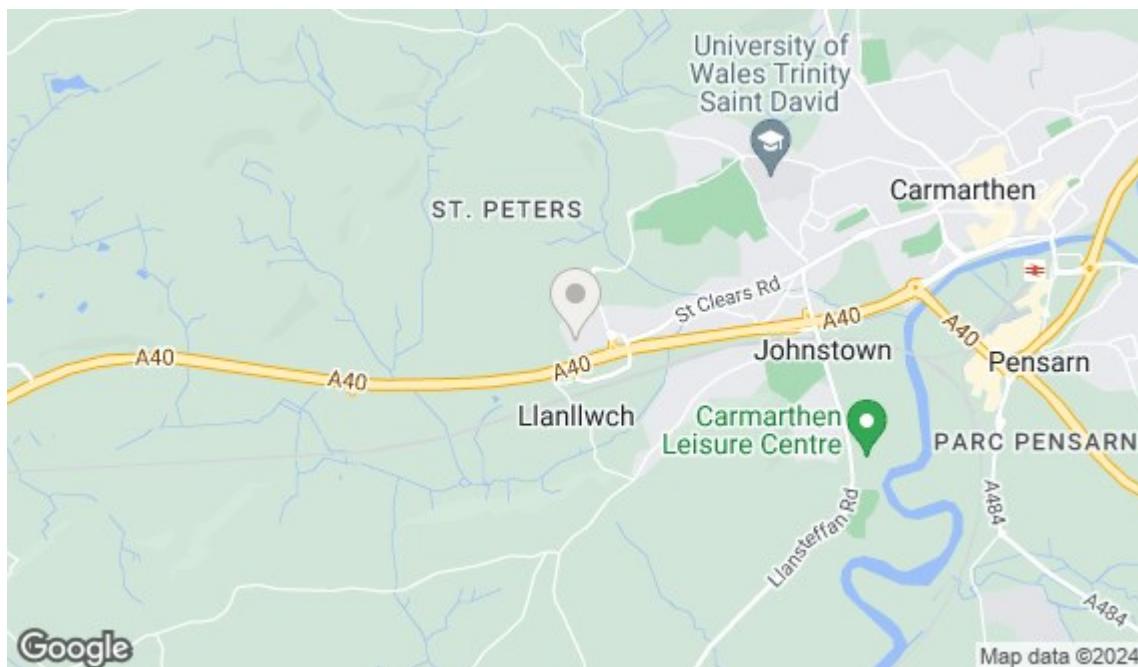
7'2" x 6'2" (2.19m x 1.89m)

Close coupled economy flushed WC. Pedestal wash hand basin. Panel bath all in white. uPVC double glazed windows to fore. Single panel radiator thermostatically controlled.

Rear bedroom 3

9'1" x 7'7" (2.78m x 2.32m)

uPVC double glazed windows to side. Single panel radiator thermostatically controlled. Wood affect flooring.





Floor Plan



Type: Detached House

Tenure: Freehold (which is currently being purchased)

Council Tax Band: E

Services: Mains Water, Drainage, Gas and Electricity

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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