Terry Thomas & Co
ESTATE AGENTS









1 Glan Yr Ystrad

Johnstown, Carmarthen, SA31 3NY

A completely refurbished and modernised three-bedroom end-of-terrace house occupying a corner plot, with off-road parking for up to four cars and front, side and rear gardens. The property offers a spacious open-plan kitchen, dining and family room with newly fitted kitchen and integrated appliances, separate lounge, three bedrooms and a contemporary shower room. Further benefits include new uPVC double glazing, rewiring, new radiators and gas central heating.

The surrounding area of Johnstown offers a friendly community atmosphere, with local amenities and schools within easy reach. The picturesque town of Carmarthen is just a short distance away, providing a wider range of shops, restaurants, and recreational facilities.

Offers in the region of £215,000

1 Glan Yr Ystrad

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- No Onward Chain
- Conveniently situated next to the local leisure centre
- Located near local amenities
- Within a short walk of the local secondary school
- Fully refurbished throughout
- Off-road parking for up to four vehicles
- Video tour available

A superbly presented and completely refurbished and modernised end-of-terrace, three-bedroom house occupying a corner plot. The property benefits from off-road parking to the side for up to four cars, together with additional front, side and rear garden areas. The property has newly installed uPVC double glazing throughout, new radiators and has been completely rewired.
Disclosure: Please note that the vendor of this property is related to a member of staff.

Entrance Hallway

Composite double glazed entrance door leading into the hallway, which has attractive oak-effect herringbone flooring and a staircase rising to the first floor. Under-stairs storage cupboard and doors leading to the lounge and open-plan kitchen/dining/family room.

Lounge

11'10" x 15'4" (3.62m x 4.69m)
The lounge is a well-presented and inviting reception room, featuring attractive oak-effect herringbone flooring, stylish panelled walls and a panelled radiator with thermostatic control. A newly installed uPVC double glazed window overlooks the front of the property, providing plenty of natural light.

Open-Plan Kitchen/Dining/Family Room

14'11" maximum extending to 17'7" (4.56m maximum extending to 5.36m)
A superb open-plan kitchen, dining and family space, thoughtfully designed to provide a versatile area for both everyday living and family use. The newly fitted kitchen features an attractive range of light grey wall, base and drawer units, complemented by a Corian-effect work surface incorporating a one-and-a-half bowl stainless steel sink with chrome mixer tap. Integrated appliances include a dishwasher, fan-assisted oven and grill, four-ring halogen hob with extractor over and fridge/freezer. There is also plumbing and space for a washing machine and tumble dryer. The room benefits from spot lighting, oak-effect herringbone flooring and a thermostatically controlled radiator. A uPVC double glazed window overlooks the side, whilst a uPVC double glazed door with matching glazed panels leads to the rear garden. uPVC double glazed patio doors open onto the rear paved patio area. The Worcester mains gas-fired combination boiler is housed within an eye-level kitchen cupboard and provides central heating and domestic hot water. A useful built-in walk-in cupboard provides additional storage.

First Floor Landing

The staircase rises to a half-gallery landing providing access to all three bedrooms and the shower room. The landing benefits from a uPVC double glazed window and light grey carpeting.

Bedroom One

12'11" maximum x 8'9" (3.95m maximum x 2.69m)
A good-sized front-facing bedroom with a uPVC double glazed window overlooking the front, thermostatically controlled radiator and light grey carpet.

Bedroom Two

10'11" x 8'10" (3.33m x 2.71m)
A further double bedroom with uPVC double glazed window overlooking the rear, together with a thermostatically controlled radiator and light grey carpeting.

Bedroom Three

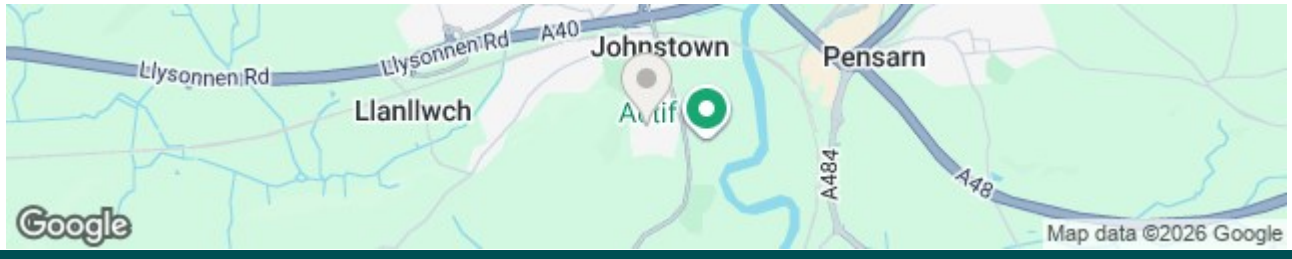
5'11" x 7'1" (1.81m x 2.16m)
A smaller front-facing bedroom, ideal as a child's bedroom, home office or occasional bedroom. The room has a uPVC double glazed window to the front, thermostatically controlled radiator and light grey carpeting.

Shower Room

5'10" x 6'11" (1.79m x 2.12m)
A contemporary shower room fitted with a low-threshold walk-in shower enclosure with chrome mixer shower, incorporating a rain shower head and body wash attachment. The walls are finished with floor-to-ceiling marble-effect wall panels in a light grey slate effect. Close-coupled dual-flush WC and a wash hand basin set within a vanity unit with work surface over and high-gloss slate-grey coloured door fronts. A uPVC double glazed window overlooks the rear, with a wall-mounted slate-grey ladder-style heated towel radiator and light grey ceramic tiled floor. Extractor fan.

Rear Garden

The enclosed rear garden is bounded by featherboard fencing and comprises a gravelled area together with a large paved patio, providing a good outdoor seating area. The garden extends around to the front and side of the property, where there is off-road parking for up to four vehicles.



















Floor Plan

Type: House - End Terrace
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Gas.
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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