Terry Thomas & Co
ESTATE AGENTS



104 Waun Burgess

Johnstown, Carmarthen, SA31 3JW

Offers in the region of £119,995

2 | 1 | 1 | C

Situated in Johnstown, on the outskirts of Carmarthen, this ground floor flat offers a convenient location close to a range of local amenities. The Co-op, St David's Park and Trinity College are all within easy reach, with Carmarthen town centre also readily accessible. The property is offered for sale with no onward chain and would make an ideal purchase for a first-time buyer looking to get onto the property ladder or an investor seeking a buy-to-let opportunity.

With its convenient location and access to local facilities, this property is well worth viewing and offers potential as both a home and an investment.







Entrance Hall 6'9" x 3'1" (2.073 x 0.943)
Wood effect flooring, single panel radiator.

Kitchen 8'4" x 6'10" (2.541 x 2.097)
Fitted wall and base cupboards with gloss drawer and door fronts with black granite effect worktop incorporating stainless steel 1 1/2 bowl stainless steel sink with stainless steel mixer tap. Integrated oven and grill. Stainless steel chimney extractor fan over the four-ring hob. Gas fired Worcester boiler which serves the central heating and domestic hot water. uPVC double glazed window to the fore. Plumbing for washing machine and space for Fridge/Freezer. Wood effect flooring.

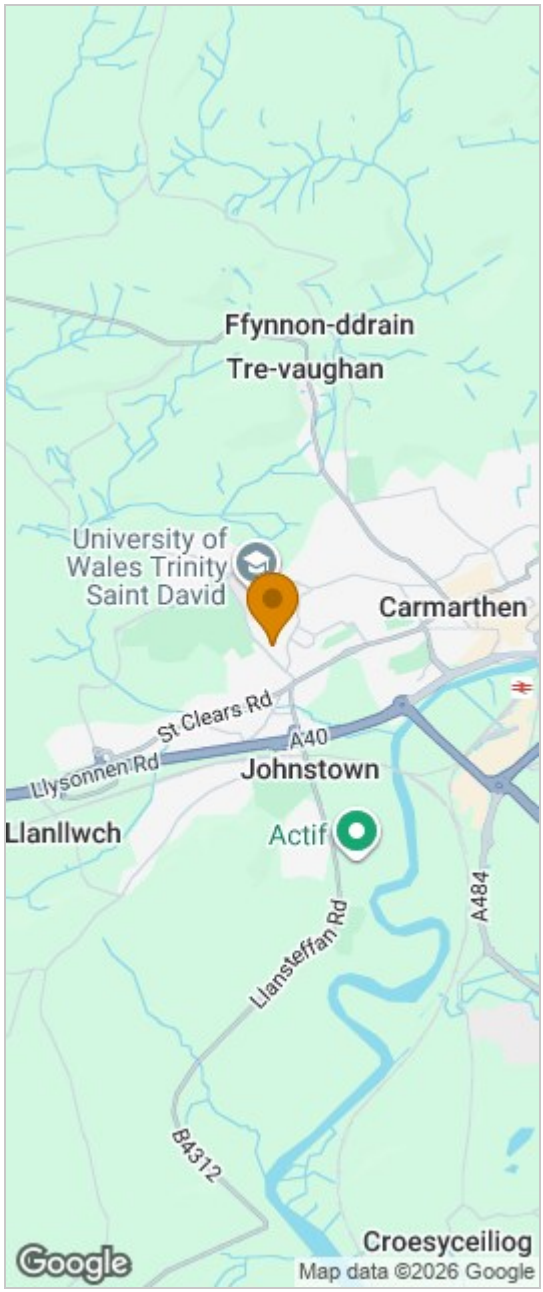
Living/Dining room 14'8" x 11'0" (4.493 x 3.37)
uPVC double glazed patio doors leading onto the rear garden area. Large double panel radiator. Wood effect flooring. Storage cupboard

Bathroom 7'10" x 5'0" (2.393 x 1.528)
3 piece white suite with glass with shower door over the bath. Pedestal wash hand basin with mixer tap and WC. Single panel radiator. Wood effect flooring.

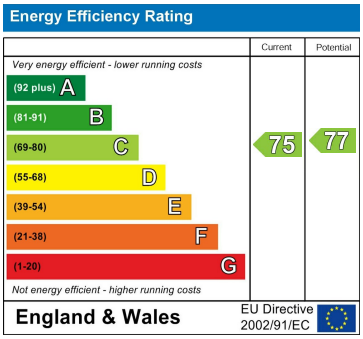
Bedroom 1 11'5" extending to 14'6" x 8'3" (3.50m extending to 4.44m x 2.53m)
Wood effect flooring. Single panel radiator. uPVC double glazed windows.

Bedroom 2 13'10" extending to 6'10" x 7'10" (4.22 extending to 2.09 x 2.40)
Wood effect flooring. uPVC double glazed window. Single panelled radiator.

Area Map



Energy Efficiency Graph



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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk https://www.terrythomas.co.uk