Terry Thomas & Co
ESTATE AGENTS









138 Llansteffan Road,

Johnstown, Carmarthen, SA31 3NW

An excellent opportunity to acquire a spacious semi-detached bungalow in a highly convenient Johnstown location, close to Carmarthen Leisure Centre and within easy reach of Carmarthen town and its wide range of amenities. Offering generous accommodation, private parking, gardens and useful external buildings, the property provides excellent scope for improvement and would make an ideal project for an investor or purchaser looking to add value.

Offers in the region of £179,500

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Summary

This freehold semi-detached bungalow occupies a plot of approximately 0.10 acres and is conveniently situated close to Carmarthen Leisure Centre, with Carmarthen town and the coastal village of Llansteffan both within easy reach. The property offers private parking, gardens, useful external building and accommodation which would be of interest to an investor or purchaser looking for a property with scope for further improvement.

Entrance Hallway

The entrance hallway has a double-panel radiator, an airing cupboard and loft access via a pull-down ladder. The loft has not been inspected.

Kitchen

7'8" x 7'8" extending to 10'1" (2.34m x 2.34m extending to 3.09m)
The kitchen is fitted with marble-effect work surfaces with matching wooden-effect base and eye-level units. There is a four-ring New World hob with New World oven beneath and an extractor above, together with a stainless steel sink and drainer with mixer tap. Further eye-level cupboards provide additional storage. A part-obscured window allows light from the reception area.

Bedroom One

9'10" x 11'8" (3.01m x 3.57m)
Bedroom one has fitted wooden wardrobes and matching base and eye-level storage units, together with a single-panel radiator and window to the front.

Bedroom Two

8'10" x 14'9" (2.71m x 4.52m)
Bedroom two has fitted wooden wardrobes and matching storage units, a single-panel radiator and window overlooking the rear garden.

Bathroom

6'5" x 5'5" (1.98m x 1.67m)
The bathroom comprises a bath with shower over, wash-hand basin with mixer tap, eye-level storage cupboard and flush WC. There is also a handrail fitted to the rear of the door

Lounge

14'10" x 11'10" (4.53m x 3.63m)
The lounge is accessed through glazed wooden doors and has a double-panel thermostatically controlled radiator, an eye-level wooden shelf and a fireplace surround incorporating wooden and glazed detailing.

Dining Room

11'8" x 10'10" (3.57m x 3.32m)
The dining room is open to the lounge and benefits from three uPVC double-glazed windows overlooking the rear garden, together with a double-panel thermostatically controlled radiator.

Utility Room

7'2" x 5'0" (2.20m x 1.54m)
Situated to the rear of the property, the utility room has electric power and lighting together with a stainless steel sink and tap fittings.

Outside

The property is approached via a wooden gated entrance into a covered car port providing secure parking. The driveway provides parking for up to three vehicles, together with a brick paved and lawned front garden and mature trees. A side access leads to a wooden-built extension providing useful storage space. To the rear is a predominantly lawned garden with a paved pathway, an electrically connected external utility room and a further wooden shed. The property offers useful external space and additional storage, and its location close to Carmarthen Leisure Centre and local amenities makes it an interesting proposition for prospective investors or purchasers looking for a bungalow with scope for further improvement.



















Floor Plan

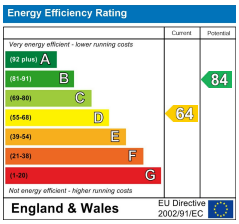


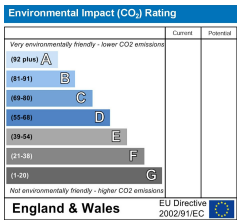
Type: Bungalow
Tenure: Freehold
Council Tax Band: D

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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