

29 Old Llanstephan Road, Johnstown SA31 3NG

**Offers In Region of £149,950 Freehold**

**FOR SALE | AR WERTH**



## Description

Swift Property Services are pleased to offer 29 Old Llanstephan Road, Carmarthen on the market for sale. This 3 bedroom semi detached property is conveniently situated in the popular location of Johnstown, close to local amenities including primary/secondary schools, leisure centre, public house and convenience store. Carmarthen town centre can be found approximately one mile away with a large range of amenities including shops, supermarkets and transport links including bus / train stations. Glangwili hospital is approximately three miles away. The accommodation is set over two floors, brief specification comprised of living room, kitchen and rear lobby on the ground floor. The first floor comprises of three bedrooms and bathroom with shower. Externally there is a mainly lawned rear garden, shed and on street parking to the fore. Mains gas central heating. Council tax band "C". EPC D /65. Freehold. Chain free. Please see our virtual tour for a closer look at the property. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).





## Rooms & Descriptions

**Location:** The property is conveniently situated in the popular location of Johnstown, close to local amenities including primary/secondary schools, leisure centre, public house and convenience store. Carmarthen town centre can be found approximately one mile away with a large range of amenities including shops, supermarkets and transport links including bus / train stations. Glangwili hospital is approximately three miles away.

### Ground Floor:

**Entrance Lobby:** Access to the fore via a wooden door opening up to a small entrance lobby with stairs to first floor landing and door to living room. Meter cupboard. Thermostat for boiler. Mains smoke detector.

**Living Room:** 3.66m ( 12'1" ) x 4.58m ( 15'1" ) Doors to entrance lobby and kitchen. uPVC double glazed window to fore with blind. Carpeted floor. Radiator. Electric fire with surround and hearth. Cupboard. Alcoves.

**Kitchen:** 2.69m ( 8'10" ) x 3.28m ( 10'10" ) Doors to rear lobby and living room. Range of base and wall units. Stainless sink / drainer. uPVC double glazed window to side elevation. Freestanding electric cooker. Extractor hood. Tiled floor. Radiator. Plumbing for a washing machine.

**Rear Lobby:** Doors to kitchen and garden. Tiled floor. uPVC double glazed windows.

### First Floor:

**Landing:** Doors to bedrooms 1, 2 & 3 and family bathroom. uPVC double glazed window to rear. Carpeted floor. Radiator. Access to loft space. Mains interlinked smoke detector.

**Bedroom 1 (Rear):** 3.04m ( 10'0" ) x 3.31m ( 10'11" ) Door to landing. Two uPVC double glazed windows. Radiator. Carpeted floor.

**Bedroom 2:** 3.10m ( 10'3" ) x 2.56m ( 8'5" ) Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

**Bedroom 3:** 2.83m ( 9'4" ) x 2.20m ( 7'3" ) Door to landing. uPVC double glazed window to fore. Radiator. Built in wardrobe. Carpeted floor.

**Bathroom:** 2.71m ( 8'11" ) x 1.80m ( 5'11" ) Door to landing. Three piece bathroom suite with bath including shower over, oval pedestal wash basin with mixer tap and coupled wc with push button flush. Cupboard housing gas "Glow worm betacom 28" combination boiler. Wood effect flooring. Extractor fan.

**Externally:** Enclosed, raised mainly lawned garden with a patio area and shed enjoying a sunny, westerly aspect. On street parking to the fore.

**Tenure:** Freehold

**Council Tax / Local Authority:** Band C.  
Carmarthenshire County Council.

**EPC:** D / 65

**Construction:** Cavity Wall

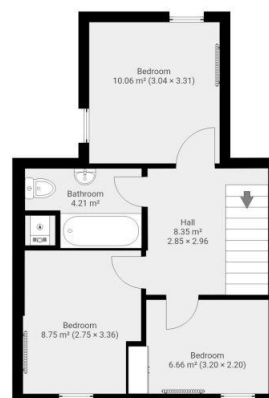
**Viewings / Enquiries:** Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

**Services:** Mains gas, electricity, water and drainage. Electrical certificate carried out March 2023. Gas safety certificate carried out December 2024.

## Floor Plan



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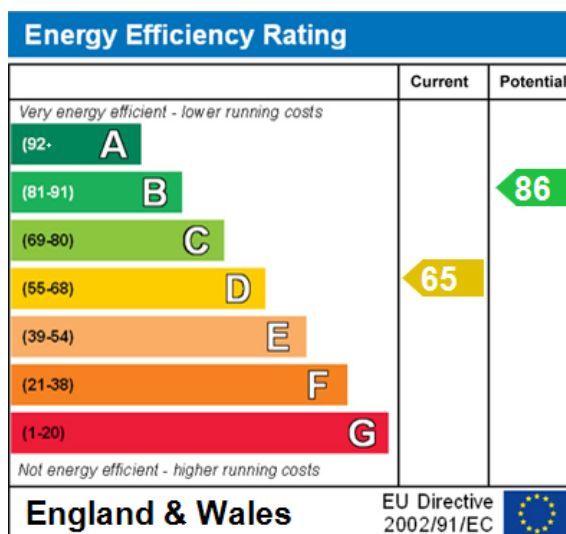


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## Property Features

- Gas CH
- On Street Parking
- Garden
- Close to local amenities

## EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983