

14 Plas Penwern, Johnstown SA31 3PN

Offers In Region of £225,000 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to offer 14 Plas Penwern on the market for sale. This 3 bedroom (plus study) detached property (built circa 1989) is situated on a corner plot, within a quiet cul de sac, in the popular area of Johnstown, Carmarthen. Convenient location within walking distance of local amenities including primary / secondary schools, leisure centre and convenience store. Carmarthen town can be found approximately one mile way with its large range of amenities and transport links including bus/train stations providing connections across the UK. The accommodation is set over two floors, comprised of entrance hall with multiple storage cupboards, fitted kitchen, spacious living area opening to a conservatory and a cloakroom with wc on the ground floor. First floor is comprised of three bedrooms, study/nursery and a bathroom with shower. Externally there is off road parking to the fore, detached garage and enclosed, low maintenance rear patio garden. Mains gas central heating with "Worcestor" combi boiler. Double glazed throughout. Freehold. Chain free. EPC - TBC. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)





## Rooms & Descriptions

Location: Convenient location within walking distance of local amenities including primary / secondary schools, leisure centre and convenience store. Carmarthen town can be found approximately one mile way with its large range of amenities and transport links including bus/train stations providing connections across the UK.

### Ground Floor:

Hallway: Wooden canopy porch with uPVC, double glazed, frosted door opening to entrance hall. uPVC double glazed window to fore. Doors to living room, cloakroom and stairs to first floor landing. Opening to kitchen. Built in cupboard. Wood effect flooring. Dado rail.

Kitchen: 2.89m (9'6") x 2.77m (9'2") Opening to hall. U-shaped kitchen. uPVC double glazed window to rear elevation. Range of base and wall units. Mosaic lino flooring. Gas fired Worcester combination boiler. Integrated gas hob / electric oven. Extractor hood. Stainless steel sink and drainer with mixer tap. Plumbing for a washing machine and dishwasher. Serving hatch to living room.

Living Room: 4.66m (15'4") x 5.56m (18'3") Spacious L-shaped living room with door to entrance hall and opening to dining room / conservatory. Serving hatch to kitchen. uPVC double glazed windows to fore and rear. Carpeted floor. Coved ceilings. Radiator.

Dining Room / Conservatory: 3.90m (12'10") x 2.54m (8'4") uPVC double glazed door to garden with multiple windows. Opening to living room. Polycarbonate roof. Radiator. Wood effect flooring.

Cloakroom WC: 0.69m (2'4") x 1.86m (6'2") Door to hall. uPVC double glazed frosted window. Coupled WC with push button flush. Sink with mixer tap. Tiled floor. Radiator.

### First Floor:

Landing: Stairs down to ground floor hall. Access to loft space. uPVC double glazed window. Carpeted floor. Doors to bedrooms 1, 2 & 3, study, bathroom and airing cupboard. Smoke detector. Dado rail.

Bedroom 1: 2.58m (8'6") x 3.85m (12'8") Door to landing. uPVC double glazed window. Radiator. Wardrobes. Carpeted floor.

Bedroom 2: 2.01m (6'8") x 2.98m (9'10") Door to landing. Radiator. uPVC double glazed window to fore. Carpeted floor.

Bedroom 3: 2.87m (9'5") x 2.60m (8'7") Door to landing. Double glazed window. Radiator. Carpeted floor.

Study / Nursery: 1.72m (5'8") x 2.60m (8'7") Door to landing. uPVC double glazed window. Radiator. Carpeted floor.

Bathroom: 2.03m (6'8") x 1.88m (6'3") Door to landing. Three piece bathroom suite. Electric shower over bath. Coupled toilet with handle flush. Radiator. Tiled walls. Wood effect flooring. uPVC opaque double glazed window. Oval pedestal sink.

Externally: Tarmacked Off road parking to the fore. Brick built detached garage with power/ lighting and up and over door. Enclosed rear patio garden.

Services: Mains gas central heating (Worcester Combi boiler) , electricity, mains water and sewerage. High speed broadband coverage area

Tenure: Freehold

EPC: TBC

Construction: Cavity Brick

Council Tax: Council tax band "D". Local authority Carmarthenshire County Council.

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

Further Details / Sprift: <https://sprift.com/dashboard/property-report/14-plas-penwern-carmarthen-sa31-3pn/3822241>

2 WCs:

Detached House:

Detached Garage:

Garden:

Off Road Parking:

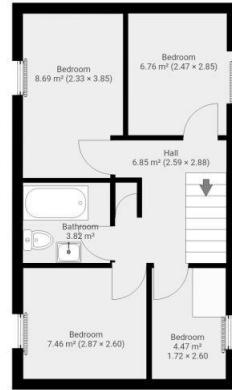
Gas Central Heating:

Excellent Location:

# Floor Plan



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# Property Features

- Detached
- Off Road Parking
- Garden
- Gas CH
- Close to local amenities
- Garage

# EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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