

## Ground Floor



We are advised;  
Leasehold Property  
Approx £1000.00 PA Ground Rent & Service Charge  
New 999 Year Lease to begin on day of completion

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services of Appliances  
Council Tax Band: TBC

SS/SE/01/20/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



## Apartment, 4 Plas Ystrad, Johnstown, Carmarthen, Carmarthenshire, SA31 2DU

- Grade 2 Listed
- Luxury Apartment
- Family Bathroom
- Fitted Kitchen
- Outskirts of Carmarthen Town
- Modernised Mansion
- Two Bedrooms
- Open Plan Living
- Allocated Parking and Guest space available.
- Choice of Carpeting

**Offers In Excess Of £130,000**



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**The Agent that goes the Extra Mile**





**\*\*Award Winning Developer\*\***

This newly developed first floor two bedroom luxury apartment by an award winning developer gives you the opportunity to own a part of a sympathetically restored former mansion house. The accommodation is to of a high standard and briefly comprises; open-plan living/kitchen area, with feature dual aspect windows creating a bright and open living space with newly installed modern kitchen, two bedrooms and family bathroom. The apartments have been built with light in mind and with functionality at their core, with gas central heating, MVHR system and modern electric fittings. The property has one parking space and there is additional parking spaces on site for guests.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



### Living Room

21'3" x 12'9" (6.47m x 3.88m)

### Kitchen

8'1" x 9'0" (2.46m x 2.75m)

### Hallway

5'5" x 3'2" (1.64m x 0.96m)

### Bathroom

5'0" x 8'9" (1.53m x 2.67m)

### Master Bedroom

11'10" x 12'3" (3.61m x 3.74m)

### Bedroom 2

9'11" x 8'10" (3.03m x 2.68m)



### DIRECTIONS

From our office head to the end of Lamas street and then turn right. At the roundabout take the first exit left, continue along down the hill past the monument. At the traffic lights turn left and continue along until turning right immediately opposite Spar into Lon Y Plas. Continue through the estate and then turn into Coed Y Plas (on the right) you will see the property a large mansion house on left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.