











# 2 bedroom flat for sale, Burges Meadows, Johnstown, Carmarthen. SA31 (89,950 GBP)



Location **Wales, Dyfed**  
<https://www.freeadsz.co.uk/x-165954-z>

An excellent opportunity to purchase a thriving investment property, currently earning the vendor around 450.00 PCM providing a 6 % return. Alternatively if you are seeking a first home, this property offers the discerning FTB convenience in a well regarded suburban area. Benefiting from gas central heating, the accommodation comprises, entrance hall rising to, kitchen, lounge, 2 bedrooms & a bathroom. Externally there are communal grounds to the front & rear together with allocated parking. Entrance Via Glazed door to the front elevation, wooden staircase rising to: 1st Floor Landing Laminate flooring, built in cupboard provides useful storage and wooden doors to: Kitchen (8' 02" x 6' 10" or 2.49m x 2.08m) Fitted with a range of wall and base units with rolled top work surface over incorporating a stainless sink unit with drainer, integral oven & gas hob, part tiled walls, wall mounted central heating boiler and window to the front elevation. Lounge (14' 10" x 10' 04" or 4.52m x 3.15m) Window to the rear elevation, laminate wood flooring & radiator. Bedroom 1 (14' 10" x 8' 03" or 4.52m x 2.51m) Window to the rear elevation, laminate wood flooring & radiator. Bedroom 2 (10' 10" x 8' 05" or 3.30m x 2.57m) Window to the front elevation, laminate wood flooring and radiator. Bathroom Fitted with a white suite comprising low level flush toilet, pedestal wash hand basin & panelled bath, part tiled walls and cushion flooring. EXTERNALLY There are communal grounds to the front and rear elevations which are regally maintained and kept in good order, allocated parking can be found at the rear of the property. Services We are advised that mains gas, electricity, water & drainage are connected, however potential purchasers must gain verification. Tenure We are advised the property is leasehold with approximately 98 yrs remaining. Directions Exit Carmarthen along Plcton Terrace, at the bottom of the hill turn right on to Jobs Well Road, Proceed on this road until reaching Waun Burges on your right hand side, the property is located on th main stretch with parking facilities located at the.

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