



## **17 Cwm Ystrad Park, Carmarthen, SA31 3NZ**

**Offers in the region of £425,000**

A superb opportunity to acquire a brand new detached residence, currently under construction and scheduled for completion at the end of May 2026.

This beautifully designed home will offer spacious and well-planned accommodation ideal for modern family living. Upon entering, a reception hallway with a convenient downstairs cloakroom. The ground floor will feature a generously proportioned living room, perfect for relaxation, along with an impressive open-plan kitchen and dining area to the rear. The kitchen will be fitted with contemporary, high-quality units and finishes, providing both style and functionality. A separate utility room will be located just off the dining area, ensuring practical everyday living. In addition, a delightful sunroom will extend from the dining space, creating a wonderful additional reception area with direct access to the rear garden.

Externally, the property will benefit from a low-maintenance rear garden complete with composite decking — ideal for outdoor entertaining and family enjoyment.

The first floor will comprise four well-appointed bedrooms, including a spacious master suite with en-suite shower room. A modern family bathroom will serve the remaining bedrooms.

The home will be heated via an energy-efficient electric heating system, complemented by solar panels to enhance sustainability and reduce running costs.

This exceptional new build offers contemporary living in a thoughtfully designed home — early interest is highly recommended.

## LOCATION

The property is situated in Johnstown, located on the outskirts of Carmarthen, offering a pleasant residential setting while remaining highly convenient. The area provides easy access to both primary and secondary schools, a local shop, and a leisure centre, with Carmarthen town centre just a short drive away, offering a wider range of amenities, shopping facilities, and services.

## GENERAL INFORMATION

Thank you for your interest in this exciting new-build property. As the home is currently under construction, we are unfortunately unable to provide full sales details, specifications, and final finishes at this stage. Certain elements, including internal layouts, fixtures, fittings, and external landscaping, may be subject to change as the build progresses.

The property is available to view by appointment, allowing prospective purchasers to appreciate the layout, setting, and overall potential of the home. At this stage of construction, there is also an opportunity for the new buyer to select certain fixtures and fittings, subject to availability and remaining within the developer's agreed budget.

We will continue to monitor development closely and provide updated information, pricing, and confirmed specifications as construction advances. We appreciate your understanding and encourage you to register your interest to receive the latest updates as they become available.

## PLANS

The plans included within the sales details are provided to give prospective buyers a clear outline of the proposed layout and overall design of the new home. Whilst every effort has been made to ensure accuracy, these plans are intended for guidance purposes only and may be subject to minor amendments as the build progresses.

## THE GROUNDS

The property will benefit from thoughtfully designed, low-maintenance grounds to both the front and rear.

To the front of the house, there will be a generous off-road parking area providing convenient and secure private parking.

To the rear, the garden will be designed with ease of upkeep in mind, featuring an artificial lawn to create a neat and attractive outdoor space all year round. This will lead onto a spacious, level composite decking area — ideal for outdoor dining and entertaining — where you can enjoy elevated views over the surrounding countryside and towards the town beyond.

## FURTHER INFORMATION

Should prospective buyers require any further information, we will be pleased to liaise directly with the developer to obtain as much detail as possible. The property is being constructed by a well-established and reputable local developer who has successfully built numerous new homes within the area, reflecting a strong track record of quality and craftsmanship.

## SERVICES

The property will benefit from electric heating complemented by solar panels, enhancing energy efficiency. Windows and external doors will be double glazed, and the sun room will feature bi-fold doors opening out onto the garden, creating a bright and seamless connection between indoor and outdoor living space.

## COUNCIL TAX

We are advised that the Council Tax Band is not yet assessed.

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

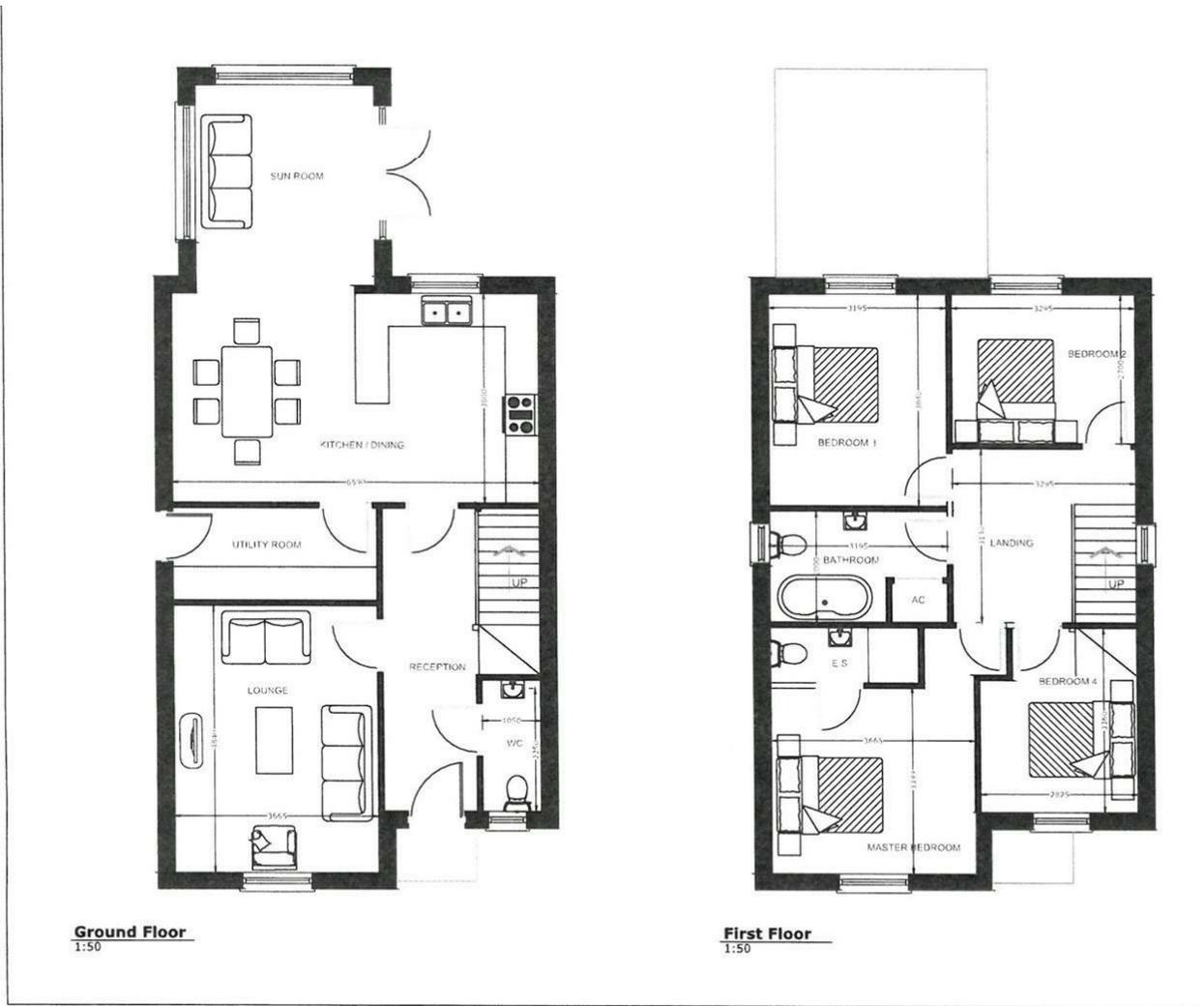
BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

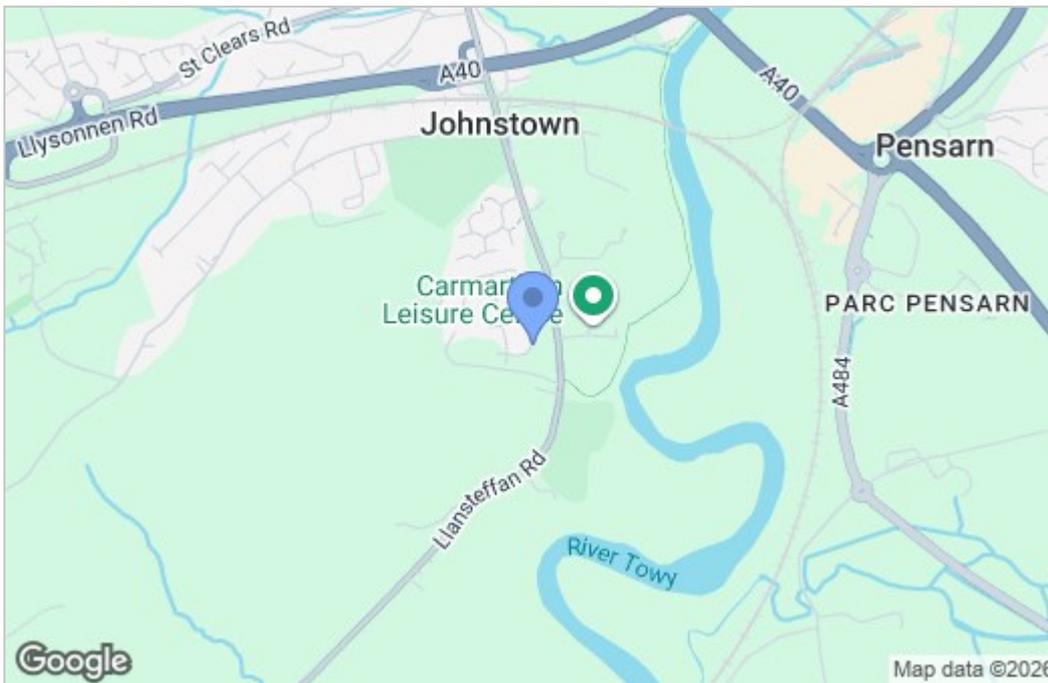
Out of Hours 07572310493

e mail sales@bj.properties

# Floor Plan



# Area Map



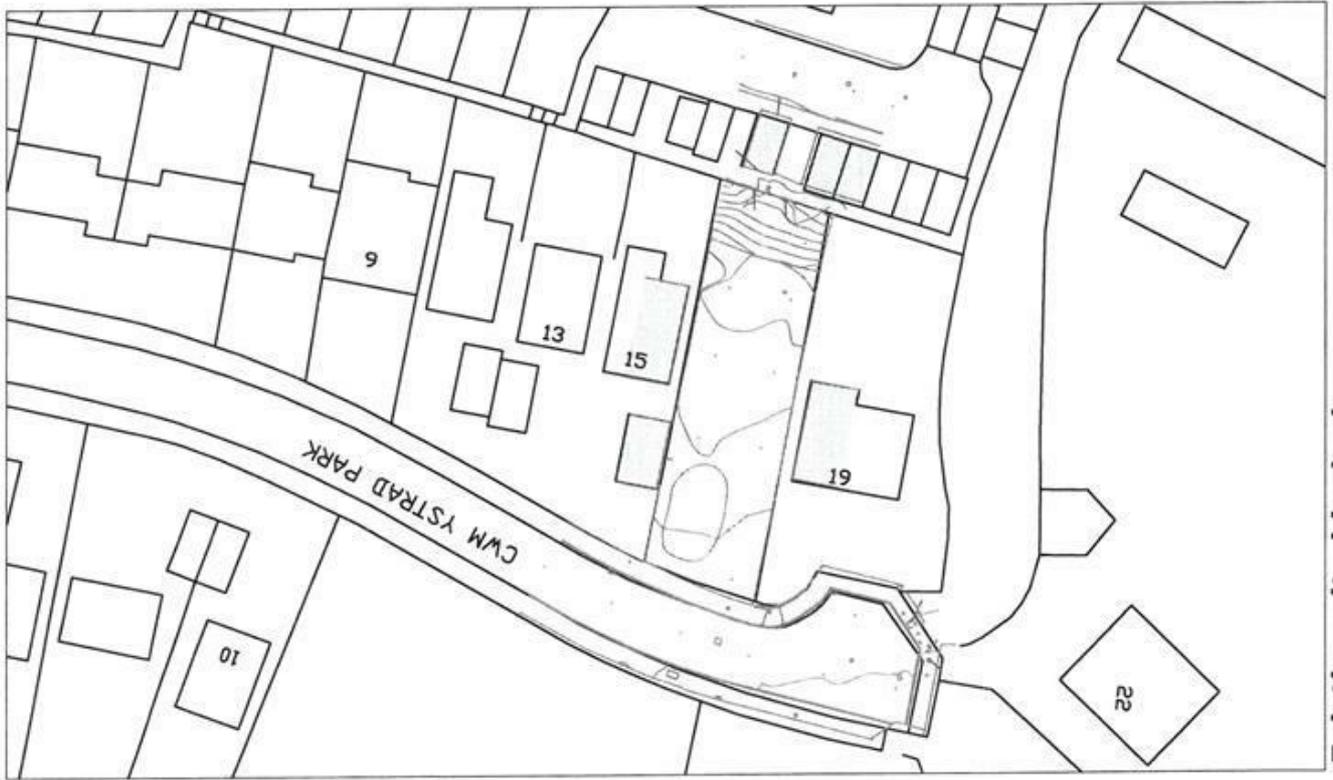
# Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Proposed site block plan**  
1:500



**Existing site block plan**  
1:500

