

# Terry Thomas & Co

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ESTATE AGENTS



## Flat 17, Hafan Tywi, The Parade

Carmarthen , SA31 1LW

A bright and airy two-bedroom ground floor flat in a premium retirement development, offering an open-plan lounge/dining room, modern kitchen, and fully fitted shower room. The home benefits from built-in storage, LED lighting, and uPVC double-glazed windows, creating a light-filled, low-maintenance, and comfortable living space. With direct access to communal areas and a central location close to shops and local amenities, it provides both convenience and style for retirees.

This purpose-built flat on The Parade presents an excellent opportunity to secure a comfortable and accessible home in a charming Welsh town. With its well-proportioned bedrooms, inviting living space, and prime location, it is a property that is sure to appeal to a wide range of potential buyers.

**Offers in the region of £182,500**

# Flat 17, Hafan Tywi, The Parade Carmarthen , SA31 1LW



## Ground Floor Retirement Apartment – Premium Develop

This well-presented ground floor flat is located within a sought-after retirement development, designed with comfort and accessibility in mind. The property benefits from two low-threshold uPVC double glazed entrance doors, providing access from both the front and side.

### Open-Plan Lounge/Dining Room

21'9" x 13'8" (6.64m x 4.18m )

Inside, the accommodation features a spacious open-plan lounge and dining area, offering a welcoming and versatile living space. The spacious lounge and dining area is filled with natural light from an additional uPVC double glazed Victorian-style sash/slider window to the front. The room is equipped with TV and Sky connection points, a panelled radiator with thermostatic control, a telephone point, and Apple power points for modern connectivity. LED downlighting provides a sleek and energy-efficient finish. An oak-engineered fire door leads into the hallway, and the open-plan layout continues seamlessly into the kitchen, creating a versatile and welcoming living space.

### Kitchen

10'6" x 7'10" (3.21m x 2.4m)

The kitchen features a range of base and eye-level units with beech-effect doors and drawers, complemented by a solid granite work surface incorporating a

### Bedroom 2

9'10" x 9'10" (3.01m x 3.00m )

This bedroom benefits from a uPVC double glazed Victorian-style sash/slider window to the side, providing natural light and a pleasant outlook. It includes a panelled radiator with thermostatic control and a built-in cupboard housing the electric boiler, which serves the central heating and pressurised hot water cylinder. A telephone point is also provided for convenience.

### Hallway

The hallway features oak-finish engineered flooring and provides access to both bedrooms, the shower room, and a built-in airing/linen cupboard with fitted shelves for practical storage. LED downlighting illuminates the space, and a panelled radiator with thermostatic control ensures comfort throughout.

### Bedroom 1

11'11" x 12'0" (3.64m x 3.66m )

This bedroom is bright and airy, with a uPVC double glazed Victorian-style sash/slider window to the front. It features a panelled radiator with thermostatic control, a fitted wardrobe comprising a double and a single wardrobe for ample storage, and TV and telephone points for modern convenience.

### Shower Room

9'9" (max) x 7'10" (2.99m (max) x 2.39m )

The spacious shower room is fitted with a corner shower enclosure featuring a chrome mixer shower, disability seating, and handrails for safety and accessibility. There is a pedestal wash hand basin with a chrome mixer tap and a close-coupled economy flush WC. The room is finished with a ceramic tiled floor and floor-to-ceiling wall tiles with a patterned border. LED downlighting and an extractor fan provide a modern, bright environment. Additional features include a fitted base unit with white gloss doors and drawers with work surface over, and a wall-mounted chrome towel ladder radiator.

### Communal Access

The apartment benefits from an entrance hallway door providing direct access to the internal communal passageways, ensuring convenient connectivity to the building's shared facilities.





## Floor Plan

**Type:** Flat - Purpose Built

**Tenure:** Leasehold

**Council Tax Band:** D

**Services:** Mains Electricity, Water and Drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	