



# Terry Thomas & Co

ESTATE AGENTS



## Flat 3, Ger Y Dwr

Trevaughan, Whitland, SA34 0QL



### Offers in the region of £99,500

Welcome to this charming one-bedroom first-floor flat in the peaceful community of Trevaughan, just a stone's throw away from Whitland. This delightful property boasts a cozy reception room, perfect for relaxing after a long day. The bedroom is spacious and bright, offering a comfortable retreat for a good night's sleep.

With excellent transport links nearby, including a train station connecting Haverfordwest to Carmarthen and beyond, commuting or exploring the surrounding areas couldn't be easier.

The property's convenient location means you'll have easy access to various amenities such as grocery shops, local pubs, and takeaways, all within walking distance.

Don't miss this fantastic opportunity to own a lovely home in a tranquil setting with everything you need right at your doorstep.





Entrance

Open porch leading to entrance hallway. Door to living room. Cupboard for boiler (soon to be relocated from the ground floor).

Living Room 9'11" x 15'3" (3.04 x 4.66)

Doors to hall, kitchen and entrance porch. Wood effect laminate flooring. Fireplace with electric fire.

Kitchen 5'11" x 10'9" (1.82 x 3.28)

Door to living room. Range of base and wall units. Stainless steel sink and drainer. Electric hob/oven. Tiled flooring and walls. Plumbing for washing machine. Integrated fridge/freezer.

Bedroom 9'9" x 10'8" (2.98 x 3.26)

Wood effect laminate flooring. Coved ceilings

Bathroom 6'0" x 10'5" (1.83 x 3.18)

Four piece suite comprising of shower cubicle, bath, WC and wash basin. Tiled floor with part tiled walls.

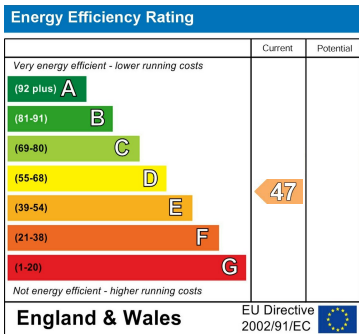
Externally

Off road parking for one vehicle. Elevated patio/terrace to the fore. Partly enclosed with railings. Shed. 250 per annum ground rent. Tenure - 999 year lease.

Area Map



Energy Efficiency Graph



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.