

# Terry Thomas & Co

ESTATE AGENTS



## 2 Tawelan

Nantgaredig, SA32 7NQ

A well-presented, modern yet traditionally built two double bedroom first-floor flat, ideally located in a quiet cul-de-sac in the sought-after village of Pontargothi, near Nantgaredig. The property enjoys stunning countryside views overlooking the River Tywi, offering a peaceful and scenic setting. Conveniently positioned just one mile from Nantgaredig, which provides a doctor's surgery and primary school, the property is also ideally situated between Carmarthen (approximately 7 miles) and Llandeilo (approximately 9 miles), both offering a wider range of amenities.

**Offers in the region of £129,500**

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### Ground Floor Entrance Hall

Side canopied entrance porch. uPvc Double glazed part glazed front door leading into ground floor. Staircase to first floor hallway/Landing.

### Landing

approx 6'9" x 6'0" (approx 2.08m x 1.85m)

Access to loft space. Radiator.

### Living Room

approx 15'9" x 10'10" (approx 4.82m x 3.31m )

Double panelled radiator. Window to the rear with views over the rear garden and across the surrounding countryside.

Cupboard which houses the pre-lagged copper cylinder and immersion heater.

### Front Bedroom 1

14'3" x 10'9" (4.36m x 3.30m )

Single panel Radiator. Two uPVC

windows overlooking the front of the property.

### Rear Bedroom 2

10'10" x 11'9" (3.32m x 3.60m)

Single panelled radiator. uPVC double glazed window to rear.

### Bathroom

6'9" x 5'2" (2.06m x 1.6m )

3 piece white suite comprising of panel bath with glass shower door and electric shower over, pedestal wash hand basin, low level economy flush WC

### Kitchen/Breakfast Room

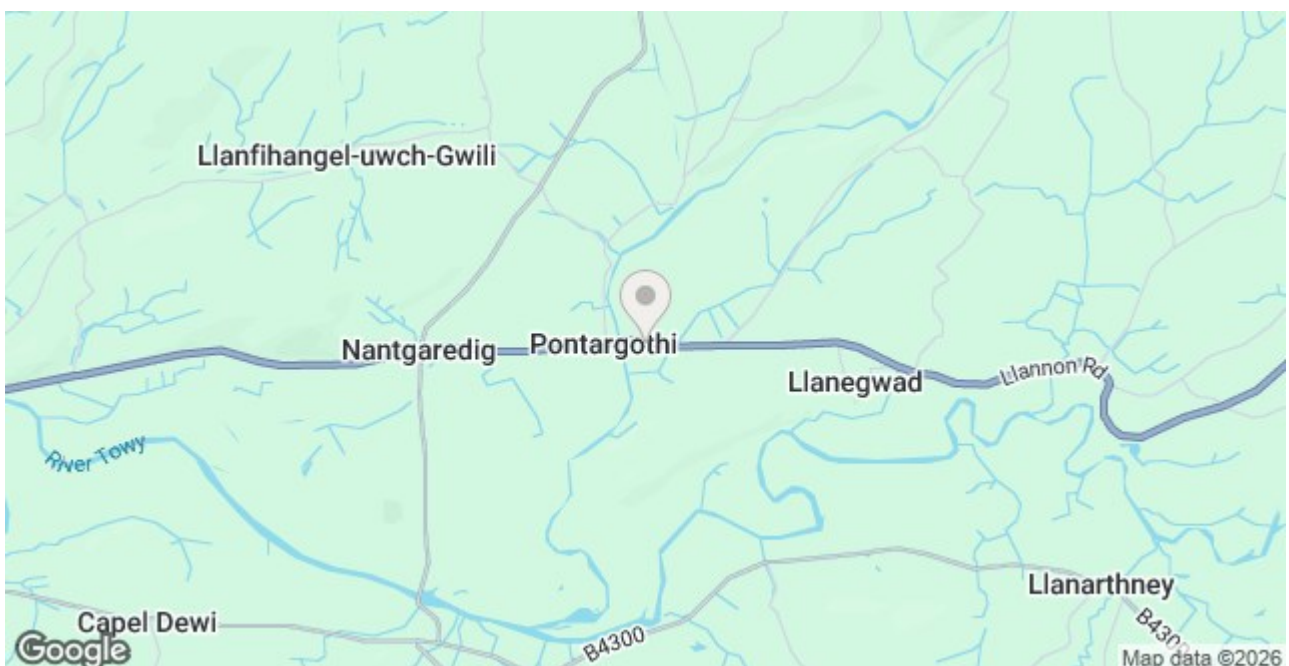
8'11" x 8'3" (2.74m x 2.54m )

A range of modern units with sage green drawer and door with white marble effect worktop over, incorporating white composite sink with black hot/cold mixer tap. Built-in halogen hob. Built in over/grill with stainless steel chimney

extractor fan over. Integrated Fridge. Cupboard housing the Worcester oil boiler. Utility room which has space for washing machine.

### Externally

The property has a driveway for 3-4 vehicles with ample on-street parking. Shared pedestrian pathway leading to rear garden. Linked Masonry built store shed. Rear garden. With views over the surrounding countryside. Recently had a new roof.





# Floor Plan

**Type:** Flat - Purpose Built  
**Tenure:** Leasehold  
**Council Tax Band:** A

**Services:** Mains Electricity, Water, Drainage and Oil.  
**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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