

# Terry Thomas & Co

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 Develo

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

stainless-steel sink. It is equipped with a 4-ring Halogen Neff hob with an extractor above, a fully integrated Neff dishwasher, and a Neff fan-assisted oven/grill. Tiled walls between the base and eye-level units and ceramic tiled flooring add a stylish and practical finish, while in-part pelmet lighting and LED downlighting provide a bright, modern ambiance. A panelled radiator with grills, thermostatically controlled ensures comfort. Additional appliances include a Hotpoint integrated washer/dryer, and there is space for a fridge/freezer.

### 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.

### 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.

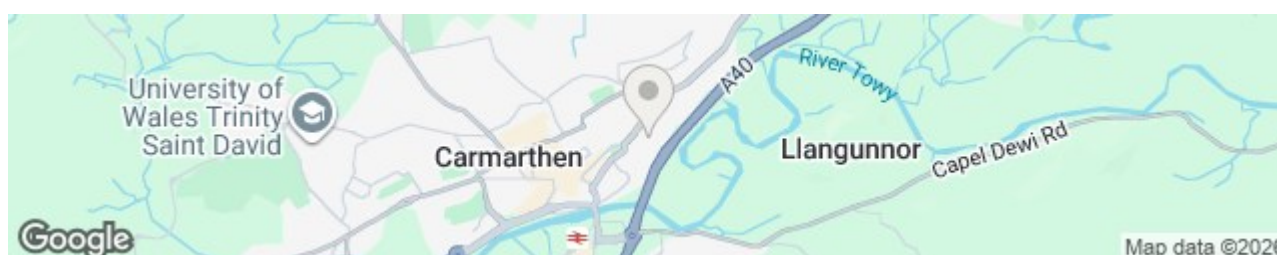
### Shower Room

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.

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