



- PURPOSE BUILT SECOND FLOOR RETIREMENT APARTMENT.
- IN NEED OF MODERNISATION.
- ELECTRIC HEATING.
- COMMUNAL GARDEN AND PRIVATE CAR PARKING AVAILABLE TO REAR.
- SECURE DEVELOPMENT WITH HOUSE MANAGER.
- 1 DOUBLE BEDROOM.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.

**No 40 Ty Rhys
Nos 1-5 The Parade
Carmarthen SA31 1LY**

**£39,950 OIRO
LEASEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



An **improvable 1 DOUBLE BEDROOMED SECOND FLOOR RETIREMENT APARTMENT** being 1 of 46 purpose built flats specifically designed for the **actively retired** situated within **walking distance** of the Doctors Surgeries, Public Library, 'Co-op' convenience store on 'King Street' and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

The development has the benefit of private communal car parking, a communal landscaped garden and is managed by a **HOUSE MANAGER**. Residents have the benefit of the use of a **RESIDENT'S LOUNGE, GUEST SUITE** (subject to availability and booking) and **LAUNDRY ROOM** with each apartment having a **DOOR ENTRY TELEPHONE** together with **INTERCOM** communicating with the House Manager and all of the apartments are approached from a **central reception hallway** via communal hallways and landing areas with the **1st, 2nd and 3rd floor apartments** serviced by a **LIFT** and **STAIRCASE**.

Applicants may be interested to note that they can install their own washing facilities in their own flat should they wish but this **MUST BE** with the Management Company permission.

IN NEED OF MODERNISATION.

ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.



RECEPTION HALL 11' 6" (3.50m) in width with 1 Power point. 'Tunstall' door entry telephone with panic button/cord. Smoke alarm. Entrance door with letterbox and 'spyhole'.

BATHROOM 6' 9" x 5' 11" (2.06m x 1.80m) with fully tiled walls. Wall mounted electric heater. Extractor fan. 3 Piece coloured suite comprising wash hand basin, WC and panelled bath with electric shower over, curtain and rail. Fitted wall mirror.

LIVING/DINING ROOM 14' 3" x 11' 6" (4.34m x 3.50m) with 2 PVCu double glazed windows. 6 Power points. TV and telephone points. 2 Wall light fittings. Programmable 'Rointe' wall mounted electric convector heater. Archway to the kitchen.

WALK-IN AIRING/LINEN CUPBOARD with electric meter and consumer unit. Hot water cylinder. Slatted shelving.

FITTED KITCHEN 7' 4" x 5' 11" (2.23m x 1.80m) with PVCu double glazed window. 3 Walls fully tiled. 4 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a hob, electric oven, sink unit and canopied cooker hood. Extractor fan.

DOUBLE BEDROOM 17' 7" x 8' 8" (5.36m x 2.64m) with 'Creda' wall mounted electric heater. PVCu double glazed window. 2 Wall light fittings. Fitted wardrobe with folding double doors. 6 Power points.

EXTERNALLY

Communal car parking area to rear. Rear communal landscaped garden.



LEASE: - the property is held under the residue of the terms of a **125 Year Lease** that originally commenced we understand, on the **first day of December 1988 (89 years un-expired)**.

SERVICE CHARGE: - £1,778.36p (£3,556.72p per year) payable half yearly in advance on the **1st September and 28th February** to **include** Water rates and the cleaning/maintenance of all communal areas both internally and externally. **RESIDENTS** are responsible for their own electricity, heating, telephone and council tax charges which appertain to their own apartment.

GROUND RENT: - £243.92p (£487.84p per year) payable half yearly in advance on the **1st September 2024 and 28th February**.



GENERAL VIEWS OF TY RHYS COMMUNAL AREAS





ENERGY EFFICIENCY RATING: - C (71).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0715-0200-7104-6018-9710.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND A 2024/25 = £1,390.27p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended: - 21.01.25, 10.03.25

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

28.09.2024 - REF: 6914