

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
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Est. 1998

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- **PURPOSE BUILT SECOND FLOOR RETIREMENT APARTMENT.**
- **VIEWS FROM THE KITCHEN OVER THE RIVER TOWY TOWARDS LLANGUNNOR.**
- **LIGHT AND AIRY ACCOMMODATION.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**
- **1 DOUBLE BEDROOM.**
- **ELECTRIC UNDERFLOOR HEATING. PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE PUBLIC LIBRARY AND DOCTORS SURGERY.**
- **NO FORWARD CHAIN.**

No 22 Hafan Tywi
The Parade
Carmarthen SA31 1LW

£129,950 OIRO
LEASEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



*An immaculate very well presented **1 DOUBLE BEDROOMED SECOND FLOOR RETIREMENT APARTMENT** (60 years of age and over) enjoying a sunny aspect being 1 of 49 purpose built units specifically designed for the **actively retired** situate fronting onto 'The Parade' and 'North Parade' within a level walking distance of the Doctors Surgeries, Library etc. available at the centre of the County and Market town of Carmarthen.*

The development has the benefit of private communal car parking, communal landscaped garden and is managed by a **Non-Resident House Manager** (9am - 4pm Monday to Friday). **Residents** have the benefit of the use of the Residents Lounge, Residents Conservatory, Guest Suite (subject to availability and booking) and Laundry Room with each apartment having a **DOOR VIDEO ENTRY TELEPHONE** and all the apartments are approached via communal hallways and landing areas with the first, second and third floor apartments serviced by **2 lifts and 3 stairwells**.

NO PETS ARE ALLOWED AT THIS DEVELOPMENT.

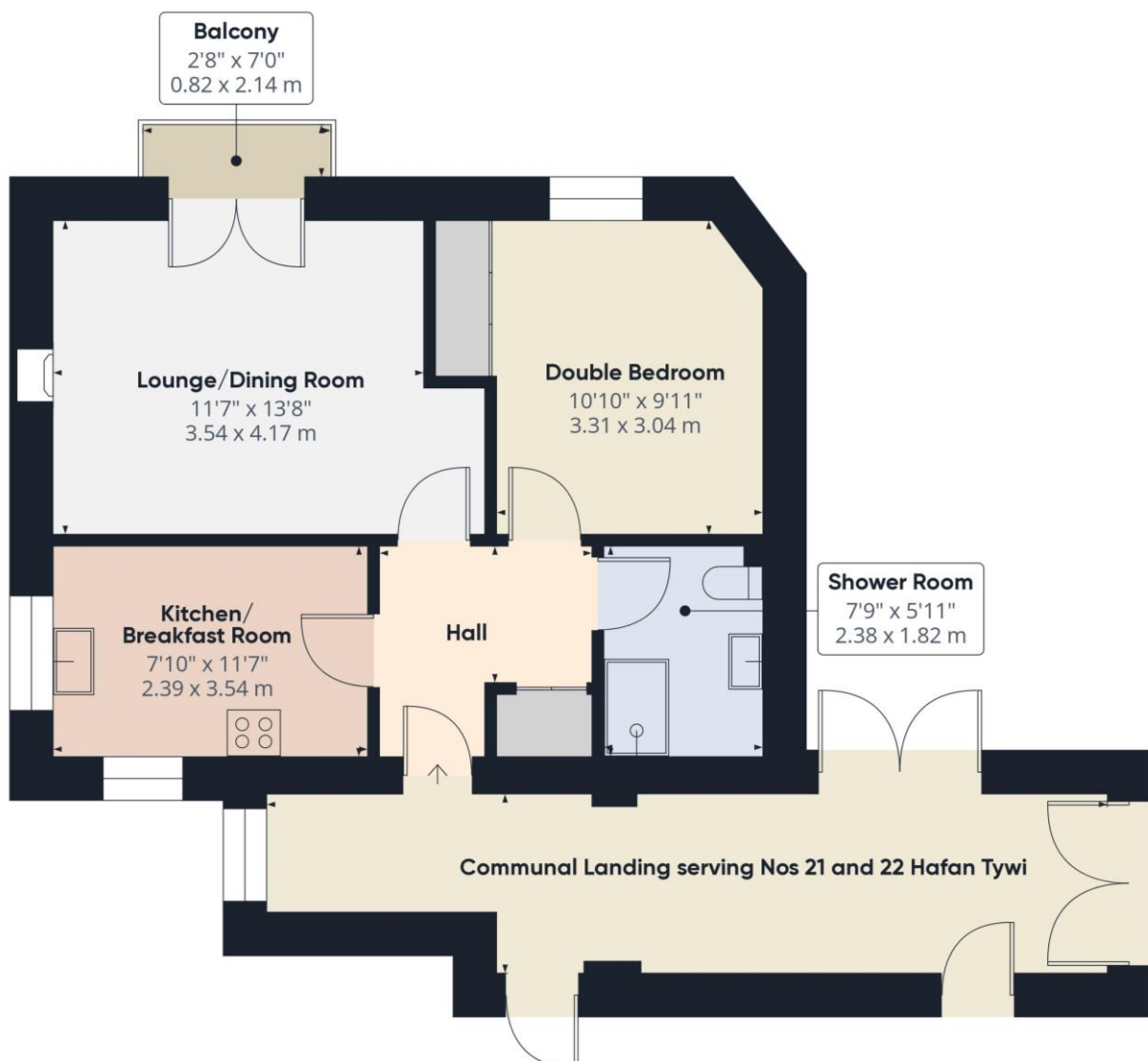
ELECTRIC UNDERFLOOR HEATING. PVCu DOUBLE GLAZED WINDOWS.

CCTV COVERING CAR PARKS AND GARDEN. SMOOTH SKIMMED AND COVED CEILINGS.

DOOR VIDEO ENTRY SYSTEM. INLAID LIGHT OAK VENEERED INTERNAL DOORS.

THE BLINDS AND FITTED CARPETS ARE INCLUDED.

VIEWES FROM THE KITCHEN OVER THE RIVER TOWY TOWARDS LLANGUNNOR.



RECEPTION HALL 7' 11" x 7' 10" (2.41m x 2.39m) overall 'L' shaped with hardwood bamboo flooring. Light oak veneered entrance door with peep-hole and letterbox. C/h underfloor heating room thermostat. Smoke detector. Recessed downlighting. Cloak hooks. Panic button. Door video entry telephone and screen.

FITTED AIRING/STORE CUPBOARD OFF housing the C/h timer control. 'Trianco' electric boiler. Pressurised hot water cylinder. Manifold (new) for underfloor heating.

FITTED KITCHEN/BREAKFAST ROOM 11' 7" x 7' 10" (3.53m x 2.39m) with ceramic tiled floor. Part tiled walls. Range of fitted base and eye level 'William Ball' kitchen units having granite worktops incorporating a 'Neff' canopied cooker hood, ceramic hob, oven, sink unit, integrated 'Neff' dishwasher and 'Siemens' washing machine/dryer. Double aspect. 2 PVCu double glazed windows - 1 with views over the River Towy towards Llangunnor. Recessed downlighting. 7 Power points plus fused points. C/h underfloor heating room thermostat. Trickle vent. Smoke detector.

LOUNGE/DINING ROOM 11' 7" x 13' 9" ext. 15' 11" (3.53m x 4.19m ext. 4.85m) overall 'L' shaped with C/h underfloor heating room thermostat. 6 Power points. TV and telephone points. PVCu double glazed double doors to the railed balcony. Smoke detector. Recessed downlighting. Feature fireplace incorporating coal effect electric fire.

RAILED BALCONY 7' x 2' 8" (2.13m x 0.81m) that overlooks the communal garden and Conservatory.

DOUBLE BEDROOM 10' 11" x 10' 2" (3.32m x 3.1m) plus built-in wardrobe. Fitted bedroom suite comprising 2 sets of wardrobes - 1 with a pair of double doors and the other having sliding double doors together with fitted floor cupboards/drawers. PVCu double glazed window overlooking the communal garden and Conservatory. Smoke detector. C/h underfloor heating room thermostat. TV and telephone points. 3 Power points.

SHOWER ROOM 7' 10" x 5' 11" (2.39m x 1.8m) with fully tile walls. Ceramic tiled floor. 2 Piece suite in white comprising pedestal wash hand basin and WC. Double shower enclosure with plumbed-in shower over, fitted seat and tray to match. Recessed downlighting. Wall light with shaver point. Chrome towel warmer ladder radiator. Trickle vent. Fitted wall mirror.

EXTERNALLY

Communal car parking and landscape garden maintained by the Management Company which is covered by CCTV that is monitored by the House Manager.

LEASE: - The apartment is held under the residue of the terms of a 125 year lease that commenced on the 1st July 2003 **(103 years remaining).**

GROUND RENT: - £500 payable **half yearly in advance** on the 1st January and the 1st July **(£1,000 per year).**



SERVICE CHARGE: - currently £699.62p payable **half yearly in advance** on the 1st January and 1st July (**£1,398.24p per year**) to include the cleaning/maintenance of all communal areas including the garden, parking areas, lifts, stairwells, buildings insurance, use of the communal laundry room, maintenance/upkeep of CCTV, external lighting and controlled door entry systems etc.

RESIDENTS are responsible for their own electricity, heating, telephone, water rates, council tax charges and own home Contents Insurance which appertain to their **own** particular apartment.



GENERAL VIEWS OF HAFAN TYWI





ENERGY EFFICIENCY RATING: - C (74).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8811-6822-5470-3699-5902.

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

COUNCIL TAX: – BAND C 2025/26 = £2,012.50p. **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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.04.2025 - REF: 7028