

**Sales & Lettings of
Residential, Rural
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Properties**



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- **IMMACULATE VERY WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT.**
- **LOUNGE/DINING ROOM 22' x 16'.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **LIGHT AND AIRY ACCOMMODATION.**
- **2 DOUBLE BEDROOMS - 1 EN-SUITE.**
- **2 BATHROOMS/WC's. PURPOSE BUILT.**
- **UNDERFLOOR HEATING.**
- **WALKING DISTANCE TOWN CENTRE.**

**No 30 Hafan Tywi
The Parade
Carmarthen SA31 1LW**

**£179,950 OIRO
LEASEHOLD
104 YEARS UNEXPIRED**

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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 **2 DOUBLE BEDROOMED FIRST FLOOR RETIREMENT APARTMENT** (60 years of age or over) enjoying an easterly aspect being 1 of 49 purpose built units (2003) specifically designed for the actively retired, situated fronting onto 'The Parade' and 'North Parade' within a level walking distance of the Doctors Surgeries, Public Library and readily available facilities and services that are 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 full time 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 FORWARD CHAIN. CCTV COVERING THE CAR PARKS AND GARDEN.

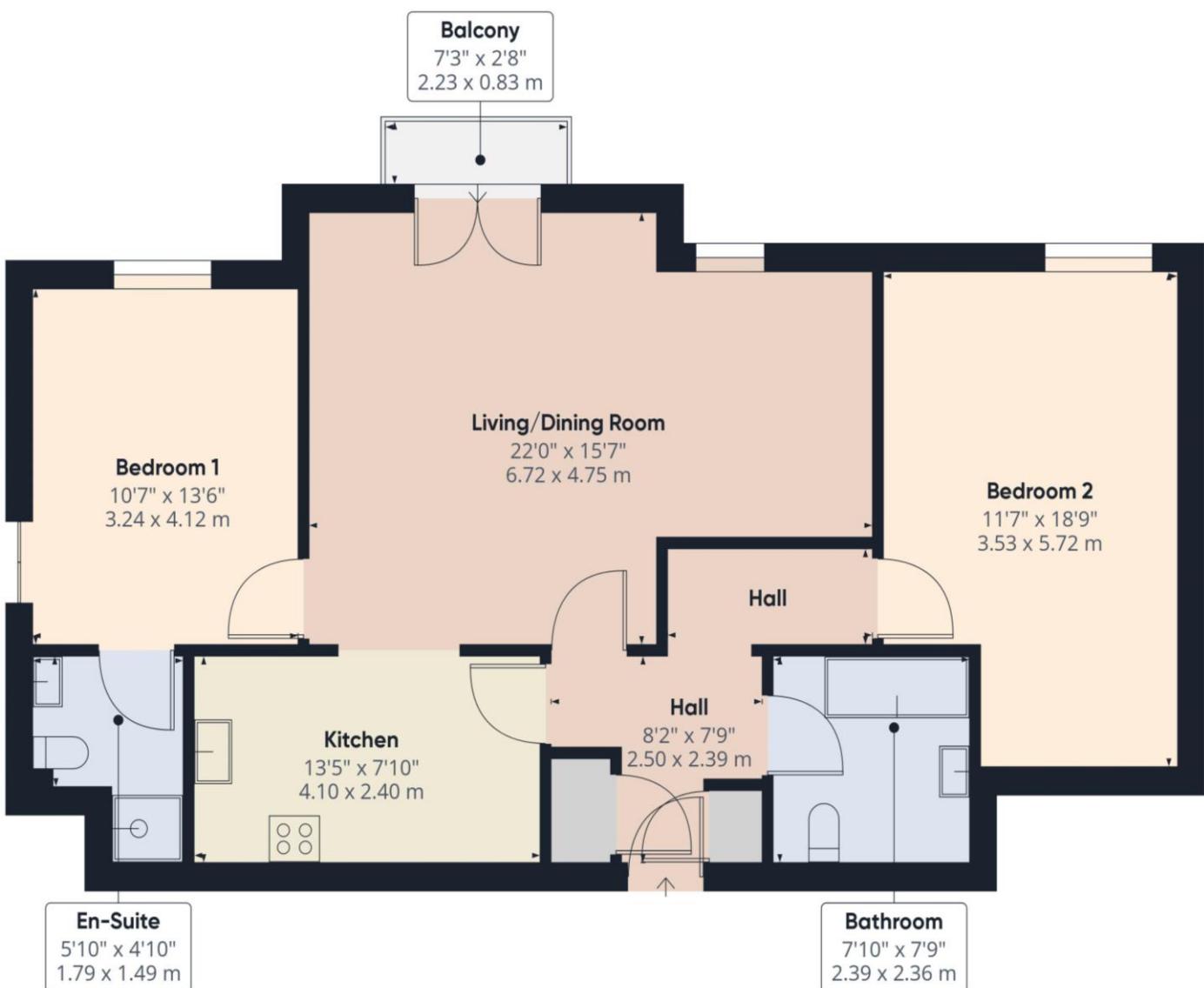
ELECTRIC UNDERFLOOR HEATING - (NEW BOILER 2020) with room thermostats.

PVCu DOUBLE GLAZED SASH WINDOWS. BURGLAR ALARM.

SMOOTH SKIMMED AND COVED CEILINGS. DOOR VIDEO ENTRY SYSTEM.

INLAID LIGHT OAK VENEERED INTERNAL DOORS.

NO PETS ARE ALLOWED AT THIS DEVELOPMENT. THE FITTED CARPETS ARE INCLUDED.



RECEPTION HALL with hardwood boarded flooring. Recessed downlighting. Mains smoke detector. Wall mounted door entry telephone. Burglar alarm keypad. 'Panic' button. 2 C/h underfloor heating thermostat controlled dials.



BOILER/STORE CUPBOARD housing the pressurised hot water cylinder. Electric consumer unit. C/h timer control. 'Trianco Aztec' electric boiler.

CLOAKS/STORE CUPBOARD

LOUNGE/DINING ROOM 22' 1" x 15' 9" (6.73m x 4.80m)

overall 'T' shaped with PVCu double glazed sash window. PVCu double glazed double French doors to the **RAILED BALCONY**. Mains smoke detector. Recessed downlighting. 10 Power points. TV and telephone points. C/h underfloor heating thermostat control dial. **4' 7" (1.4m) wide opening to**



FITTED KITCHEN/BREAKFAST ROOM 13' 6" x 7' 11" (4.11m x 2.41m) with ceramic tiled floor. Part tiled walls. Door to the reception hall. C/h underfloor heating thermostatic control dial. 11 Power points plus fused points. Plumbing for washing machine. Trickle vent. Recessed downlighting. Range of fitted base and eye level 'William Ball' kitchen units incorporating a 'Neff' oven, canopied cooker hood, ceramic hob, sink unit and integrated dishwasher with granite worktops.

BEDROOM 1 13' 7" x 10' 8" (4.14m x 3.25m) with PVCu double glazed sash window. C/h underfloor heating thermostat control dial. TV and telephone points. 6 Power points. Fire exit. Mains smoke detector. Doors to the Lounge and



EN-SUITE SHOWER ROOM with ceramic tiled floor. Fully tiled walls. Trickle vent. Recessed downlighting. Wall mirror. Wall light with shaver point. Mirrored bathroom cabinet. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in shower over and shower door.



BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m) with ceramic tiled floor. Fully tiled walls. 3 Piece suite in white comprising panelled bath, pedestal wash hand basin and WC. Trickle vent. Recessed downlighting. Wall mirror. Wall light with shaver point.

INNER HALL with hardwood boarded flooring to match the Reception Hall. Recessed downlighting. 2 Power points. Handrail.



BEDROOM 2 18' 10" x 11' 8" (5.74m x 3.55m) overall L' shaped with trickle vent. PVCu double glazed sash window. 6 Power points. TV and telephone points. Smoke detector. C/h underfloor heating thermostat control dial.

EXTERNALLY

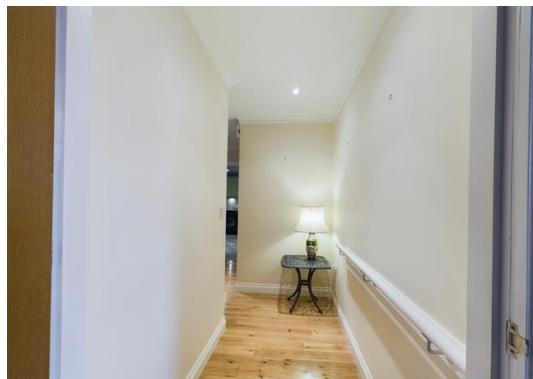
Communal car parking and landscaped garden covered by CCTV

LEASE: - The apartment is held under the residue of the terms of a **125 Year lease that commenced on the 1st July 2003**.

SERVICE CHARGE: - Payable half yearly in advance on the **1st January and 1st July (Currently £1,192 for the period January to June 2024)** 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.

GROUND RENT: - £700 payable half yearly in advance on the **1st January and the 1st July (£1,400.00p per year).**





GENERAL VIEWS OF HAFAN TYWI





ENERGY EFFICIENCY RATING: - C (77).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0353-2833-7930-9093-9271.

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

COUNCIL TAX: - BAND D. 2023/24 = £1,942.04p. *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

13.02.2024 - REF: 6766

Strictly by appointment with Gerald R Vaughan Estate Agents