

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **BRIGHT AND SUNNY FIRST FLOOR RETIREMENT APARTMENT.**
- **2 BEDROOMS - 1 EN-SUITE.**
- **2 BATHROOMS/WC's.**
- **UNDERFLOOR HEATING.**
- **FITTED KITCHEN/DINING ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **LIGHT AND AIRY ACCOMMODATION.**
- **WALKING DISTANCE TOWN CENTRE.**

No 29 Hafan Tywi
The Parade
Carmarthen SA31 1LW

£175,000 OIRO
LEASEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

The Property
Ombudsman

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.

A spacious **2 BEDROOMED FIRST FLOOR RETIREMENT APARTMENT** enjoying a **bright and sunny south westerly aspect overlooking the communal garden** (60 years of age or over) being one of forty nine purpose built units (2003) specifically designed for the actively retired situated fronting on to '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, a communal landscaped garden and is managed by a non-resident House Manager (9am to 4pm Monday to Friday). Residents have the benefit of the use of a **RESIDENT'S 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 **TWO LIFTS and THREE STAIRWELLS**.

NO FORWARD CHAIN. PVCu DOUBLE GLAZED WINDOWS.

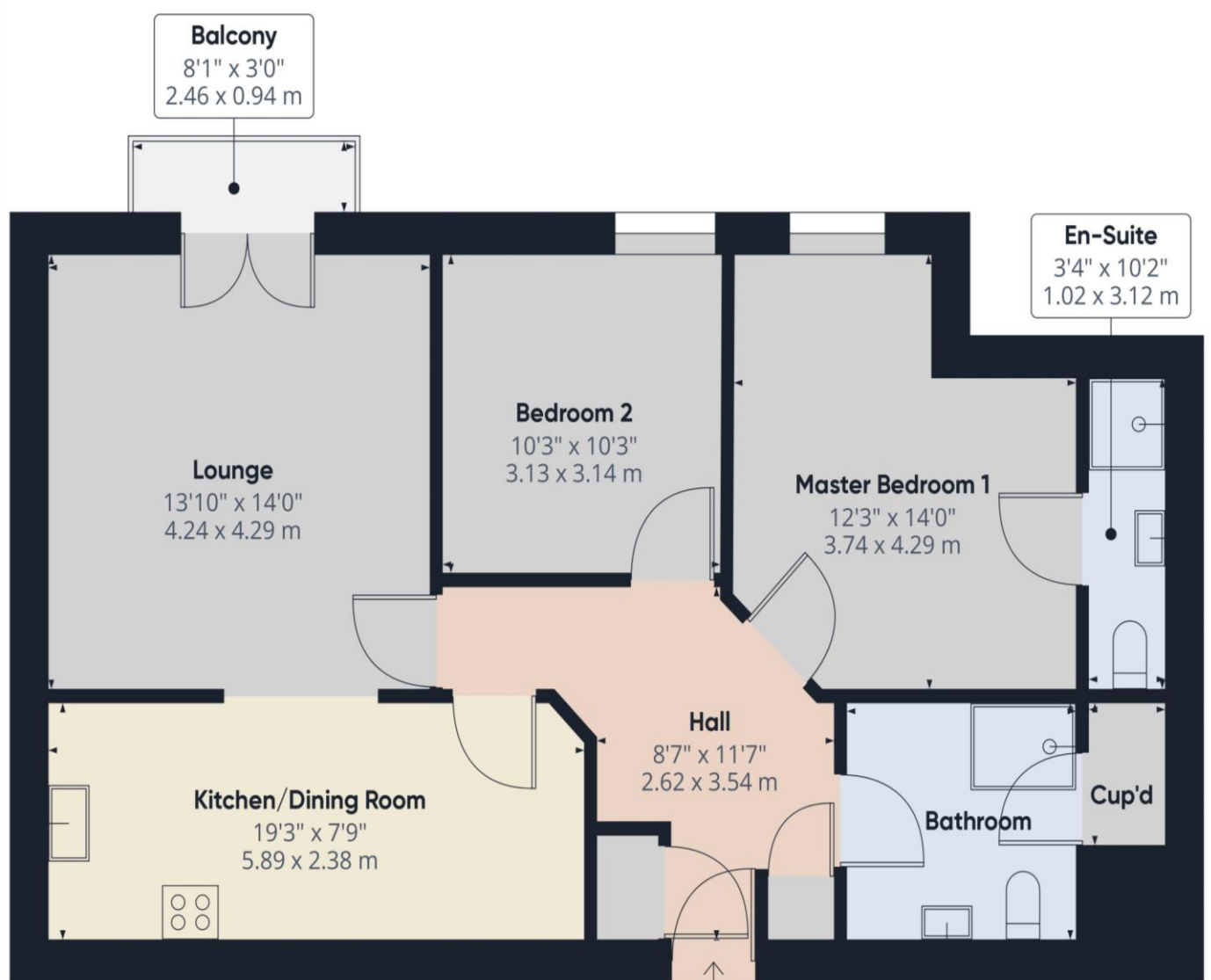
ELECTRIC UNDERFLOOR HEATING - NEW BOILER (2024) with room thermostats.

DOOR VIDEO TELEPHONE ENTRY SYSTEM. SMOOTH SKIMMED AND COVED CEILINGS.

BURGLAR ALARM. INLAID LIGHT OAK VENEERED INTERNAL DOORS.

CCTV COVERING CAR PARKS AND GARDEN.

NO PETS ARE ALLOWED AT THIS DEVELOPMENT.



RECEPTION HALL 11' 8" x 8' 10" (3.55m x 2.69m) min. with hardwood bamboo flooring. Underfloor heating C/h room thermostats for the hall and bathroom. Burglar alarm keypad. Door video entry telephone. Smoke detector. Recessed downlighting. 1 Power point.

FITTED CUPBOARD with C/h timer control. Electricity consumer unit. Water stop tap. Pressurised hot water cylinder (2022) with dual immersion heater.

FITTED BOILER CUPBOARD with slatted shelving. 'Aztec' wall mounted electric boiler (2024). Underfloor heating manifold. Cloak hook.

BATHROOM 8' 8" x 7' 10" (2.64m x 2.39m) with ceramic tiled floor. Fitted bathroom cabinet. Fully tiled walls. Wall light with shaver point. Trickle vent. Fitted wall mirror. Recessed downlighting. 3 Piece suite in white comprising bidet, WC and wash hand basin with fitted cupboard beneath. Double shower enclosure with grab rails, fitted seat, plumbed-in shower over and sliding shower door.

WALK-IN STORAGE CUPBOARD OFF with fitted shelving.

MASTER BEDROOM 1 12' 1" x 10' 4" (3.68m x 3.15m) ext. to 14' 11" (4.55m) overall slightly 'L' shaped with PVCu double glazed windows. Smoke detector. Underfloor heating C/h room thermostat. TV and telephone points. 6 Power points. Fitted wardrobes.

EN-SUITE SHOWER ROOM with ceramic tiled floor. Fully tiled walls. Trickle vent. Fitted wall mirror. 2 Piece suite in white comprising WC and pedestal wash hand basin. 3' (.91m) Wide shower enclosure with plumbed-in shower over, fitted seat and sliding shower door. Recessed downlighting. Fitted bathroom cabinet.

BEDROOM 2 10' 4" x 10' 4" (3.15m x 3.15m) with TV and telephone points. Smoke detector. Underfloor heating C/h room thermostat. PVCu double glazed window. 6 Power points. Fitted double wardrobes.

LOUNGE 14' 1" x 13' 11" (4.29m x 4.24m) with recessed downlighting. Smoke detector. Underfloor heating C/h room thermostat. 6 Power points. TV and telephone points. PVCu double glazed double doors to the **RAILED BALCONY** that enjoys a **sunny south westerly aspect and from which views are enjoyed.** 5' 4" (1.63m) Wide opening to

FITTED KITCHEN/DINING ROOM 19' 4" x 7' 10" (5.89m x 2.39m) with ceramic tiled floor. Part tiled walls. Trickle vent. Smoke detector. Underfloor heating C/h room thermostat. 10 Power points plus fused point. Range of fitted base and eye level kitchen units with granite worktops incorporating a sink unit, glazed display units, 'Neff' ceramic hob, cooker hood, 'Neff' single oven, pan drawers, integrated washing machine and 'Bosch' dishwasher. Recessed downlighting.



EXTERNALLY

Communal car parking and landscaped garden.

LEASE

The property is held under 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 £1,192.35p for the period 1st January to 30th June 2024**) to include and the cleaning/maintenance of all communal areas. **RESIDENTS** are responsible for their own electricity, heating, Water rates telephone and council tax charges which appertain to their own apartment.

GROUND RENT

£700.00p (**£1,400.00p per year**) payable **half yearly in advance** on the 1st Jan and 1st July.





GENERAL VIEWS OF HAFAN TYWI





ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

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

COUNCIL TAX: – BAND D 2024/25 = £2,085.41p. *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

28.05.2024 - REF: 6826