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Est. 1998

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- **VIEWS OVER LOWER TYWI VALLEY TOWARDS LLANGUNNOR AND GLANGWILI HOSPITAL.**
- **FIRST TIME ON THE OPEN MARKET SINCE 2012.**
- **NO FORWARD CHAIN. NO PETS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PURPOSE BUILT THIRD FLOOR RETIREMENT APARTMENT.**
- **2 DOUBLE BEDROOMS. LOUNGE/DINING ROOM.**
- **UNDERFLOOR HEATING.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**No 35 Hafan Tywi**  
**The Parade**  
**Carmarthen SA31 1LW**

**£189,950** **OIRO**  
**LEASEHOLD**

Email: [sales@geraldvaughan.co.uk](mailto: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.



*A well presented **2 DOUBLE BEDROOMED THIRD FLOOR RETIREMENT APARTMENT** (60 years of age or over) enjoying a sunny south easterly aspect **overlooking the lower Tywi valley** enjoying **views** towards Llangunnnor and Glangwili General Hospital 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 **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 **two lifts** and **three stairwells**.

**NO FORWARD CHAIN. UNDERFLOOR HEATING** with room thermostats - **ELECTRIC BOILER.**

**DOOR VIDEO ENTRY SYSTEM. PVCu DOUBLE GLAZED SASH WINDOWS.**

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

**INLAID LIGHT OAK VENEERED INTERNAL DOORS.**

**NO PETS ARE ALLOWED AT THIS DEVELOPMENT. BURGLAR ALARM.**

**THE VERTICAL BLINDS, CURTAINS AND FITTED CARPETS ARE INCLUDED.**

**RECEPTION HALL 21' 7" (6.57m)**  
**in depth** with radiator. 2 Power points.  
Pine hand rail. Remote control for  
'Velux' window. Recessed  
downlighting. Door video entry  
telephone. Burglar alarm. Panic button.  
Fire alarm.

**BUILT-IN CUPBOARD** with  
Consumer unit. 'Aztec' electric central  
heating boiler. Electric light.

**BUILT-IN AIRING/LINEN  
CUPBOARD** with Slatted shelving.  
Electric light. Unvented pressurised  
water heater cylinder with dual  
immersion heater.

**SHOWER ROOM 10' x 7' 7" (3.05m  
x 2.31m)** Fully tiled walls. Ceramic tiled  
floor. Trickle vent. Recessed  
downlighting. Chrome towel warmer  
ladder radiator. 3 Piece suite in white  
comprising bidet, WC and wash hand  
basin with fitted store cupboard beneath.  
Wall light with shaver point. Double  
shower enclosure with plumbed in  
shower over fitted seat and sliding  
shower door. Grab rail. Electronically  
operated double glazed 'Velux' window.



**SIDE BEDROOM 1 11' 4" x 9' 7" (3.45m x 2.92m)** with PVCu double glazed sash window with a **view** towards 'St. Peters' Church and County Hall. TV and telephone points. 8 Power points. Radiator. Mains smoke alarm. Access to loft space.

**SIDE BEDROOM 2 12' 1" x 11' 10" (3.68m x 3.60m)** with PVCu double glazed sash window. Smoke alarm. Radiator. 8 Power points. TV and telephone points.

**FITTED KITCHEN/BREAKFAST ROOM 11' 3" x 7' 7" (3.43m x 2.31m)** with ceramic tiled floor. Radiator. 10 Power points plus fused points. Trickle vent. Smoke alarm. Recessed downlighting. Part tiled walls. Range of fitted base and eye level 'William Ball' Kitchen units incorporating 'Neff' electric oven, 'Neff' ceramic hob, 'Neff' canopied cooker hood, 'Neff' Integrated dishwasher and built in washing machine all with granite worksurfaces. Opening to

**LOUNGE/DINING ROOM 21' 10" x 12' 2" (6.65m x 3.71m)** with C/h thermostat control. Smoke alarm. Recessed downlighting. Radiator. Feature fireplace incorporating a fireplace with electric . 11 Power points. TV and telephone points. Double aspect. 2 PVCu double glazed sash windows. **From the Lounge/Dining Room views are enjoyed over the lower Tywi river valley towards Llangunnor and Glangwili Hospital.** PVCu double glazed French doors to

**RAILED BALCONY 7' 5" x 3' 1" (2.26m x 0.94m)** enjoying views over the lower Towy Valley towards Llangunnor and towards Glangwili hospital and beyond.

### **EXTERNALLY**

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

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

**GROUND RENT:** - £600 payable **half yearly in advance** on the 1<sup>st</sup> January and the 1<sup>st</sup> July (£1,200 per year).

**SERVICE CHARGE:** - payable **half yearly in advance** on the 1<sup>st</sup> January and 1<sup>st</sup> July (**currently £1,151.11p for the period 1st July 2025 to 31st December - £2,302.22p 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: -**

**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 and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX: -** BAND D 2025/26 = £2,264.07p. **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

08.10.2025 - REF: 7131