

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- **VERY WELL PRESENTED PURPOSE BUILT GROUND FLOOR RETIREMENT APARTMENT.**
- **2 BEDROOMS. FITTED KITCHEN/DINING ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**
- **FIRST TIME ON THE OPEN MARKET SINCE 2013.**
- **NO FORWARD CHAIN. NO PETS.**
- **ELECTRIC HEATING (WET SYSTEM).**
- **WALKING DISTANCE DOCTORS SURGERIES, PUBLIC LIBRARY AND SHOPS ON KING STREET.**

No 6 Hafan Tywi
The Parade
Carmarthen SA31 1LW

£169,950

**LEASEHOLD – 102 YEARS
UN-EXPIRED**

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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.

*A very well presented **2 BEDROOMED GROUND FLOOR RETIREMENT APARTMENT** (60 years of age or over) fronting onto 'North Parade' being 1 of 49 purpose built units (2003) **specifically designed for the actively retired**, situated fronting onto 'The Parade' and 'North Parade' within a **short level walk of the Doctors Surgeries, Public Library, shops on 'King Street'** 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** (one space for each apartment), a **communal landscaped garden** and is managed by a **House Manager** (9am - 5pm 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 PETS ARE ALLOWED AT THIS DEVELOPMENT. NO FORWARD CHAIN.

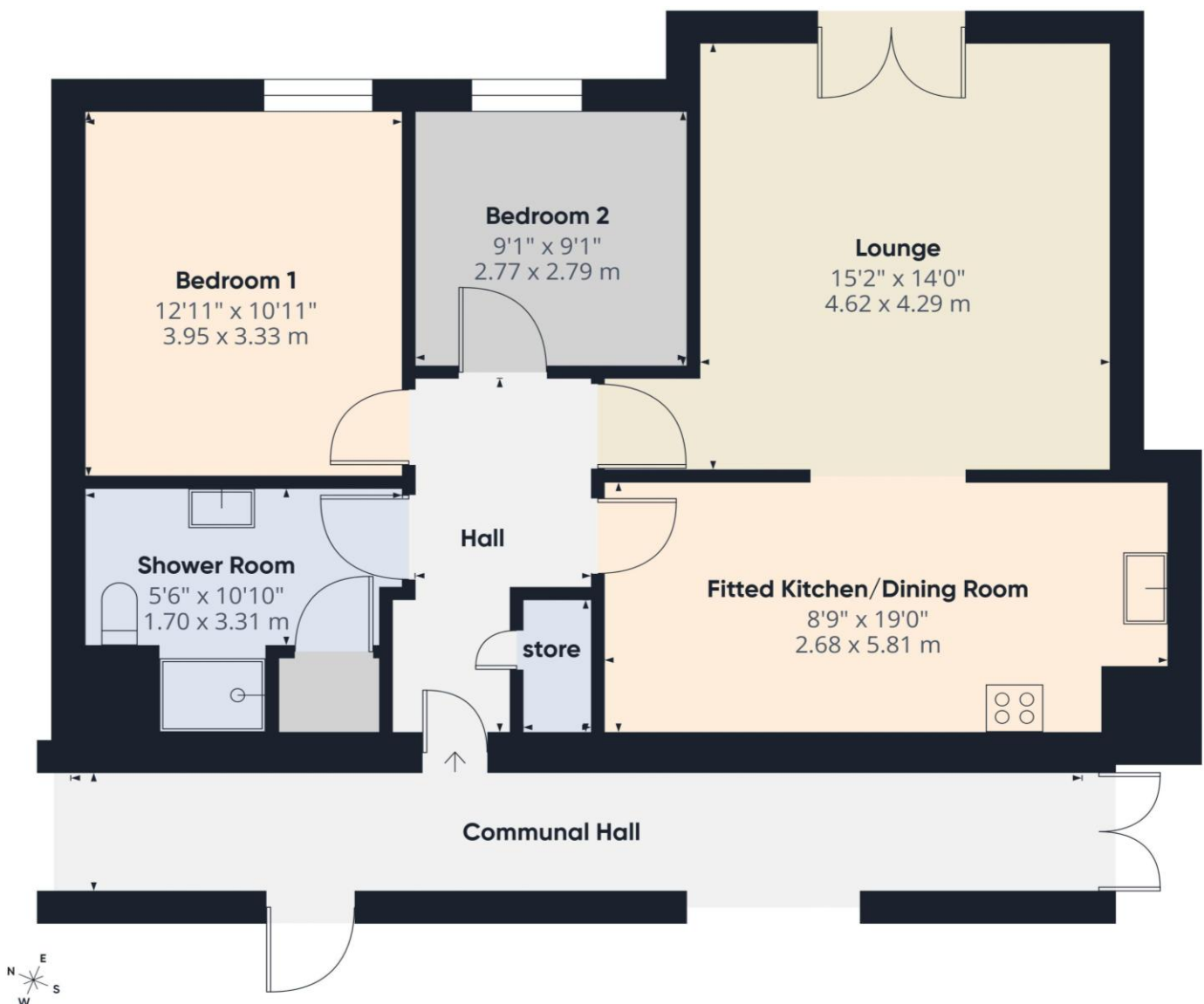
ELECTRIC HEATING with thermostatically controlled radiators throughout (**wet system**).

DOOR VIDEO ENTRY SYSTEM. PVCu DOUBLE GLAZED WINDOWS. BURGLAR ALARM.

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

INLAID LIGHT OAK VENEERED INTERNAL DOORS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



RECEPTION HALL 12' 9" x 3' 11" ext. to 5' 10" (3.88m x 1.19m ext. to 1.78m) overall 'L' shaped with recessed downlighting. Burglar alarm key pad. Panic button. Door video entry telephone. Radiator. Smoke detector.

FITTED BOILER/STORE CUPBOARD with pressurised hot water cylinder. Electric boiler. C/h timer control.

SHOWER ROOM 10' 2" x 5' 7" ext. to 8' 10" (3.10m x 1.70m ext. to 2.69m) with ceramic tiled floor. Recessed downlighting. Chrome towel warmer ladder radiator. Fitted wall mirror. Wall light with shaver point. 2 Piece 'Vernon Tutbury' suite comprising pedestal wash hand basin and WC. Tiled double shower enclosure with plumbed-in shower over. Fully tiled walls. Trickle vent.

DEEP FITTED LINEN CUPBOARD with slatted shelving. Electric light.

DOUBLE BEDROOM 1 12' 11" x 10' 11" (3.93m x 3.32m) with radiator. TV and telephone points. 6 Power points. PVCu double glazed window with vertical blind. Smoke detector.

BEDROOM 2 9' 2" x 9' 1" (2.79m x 2.77m) with radiator. PVCu double glazed window with vertical blind. TV and telephone points. 4 Power points. Smoke detector.

LOUNGE 15' 2" x 14' 1" ext. to 17' 5" (4.62m x 4.29m ext. to 5.31m) overall with 2 radiators. Smoke detector. Recessed downlighting. PVCu double glazed double French doors to outside. 8 Power points. TV and telephone points. 5' 2" (1.57m) wide opening to

FITTED KITCHEN/DINING ROOM 19' 1" x 8' 9" (5.81m x 2.66m) with ceramic tiled floor. Door to the reception hall. Radiator. Telephone point. 11 Power points plus fused points. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a 'Neff' oven, 'Neff' canopied cooker hood, 'Neff' ceramic hob, 'CDA' washing machine/drier, 'Neff' dishwasher and sink unit all with granite worksurfaces. Trickle vent. Recessed downlighting. Smoke detector.

EXTERNALLY

Communal car parking and landscaped 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 (**102 years remaining**).



GROUND RENT

£600 payable half yearly in advance on the 1st January and the 1st July (**£1,200 per year**)

SERVICE CHARGE

payable half yearly in advance on the 1st January and 1st July (**currently £1,151.11p for the period 1st July to 31st December 2025 - £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 (metered) 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

14.12.2025 - REF: 7170