

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **PURPOSE BUILT FIRST FLOOR RETIREMENT APARTMENT.**
- **2 BATHROOMS/WC'S.**
- **UNDERFOOR CENTRAL HEATING.**
- **NO PETS ARE ALLOWED ON THIS DEVELOPMENT.**
- **RAILED BALCONY.**
- **2 DOUBLE BEDROOMS.**
- **FITTED KITCHEN/DINING ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **NO FORWARD CHAIN.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**No 32 Hafan Tywi**  
**The Parade**  
**Carmarthen SA31 1LW**

**£165,000** OIRO  
**LEASEHOLD**  
**(102 YEARS UN-EXPIRED)**

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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 well presented **2 DOUBLE BEDROOMED/2 BATHROOMED FIRST FLOOR RETIREMENT APARTMENT** (60 years of age and over) enjoying a west north westerly aspect overlooking the parking area being 1 of 49 purpose built units 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 and the readily available facilities and services 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 - 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 2 LIFTS AND 3 STAIRWELLS.**

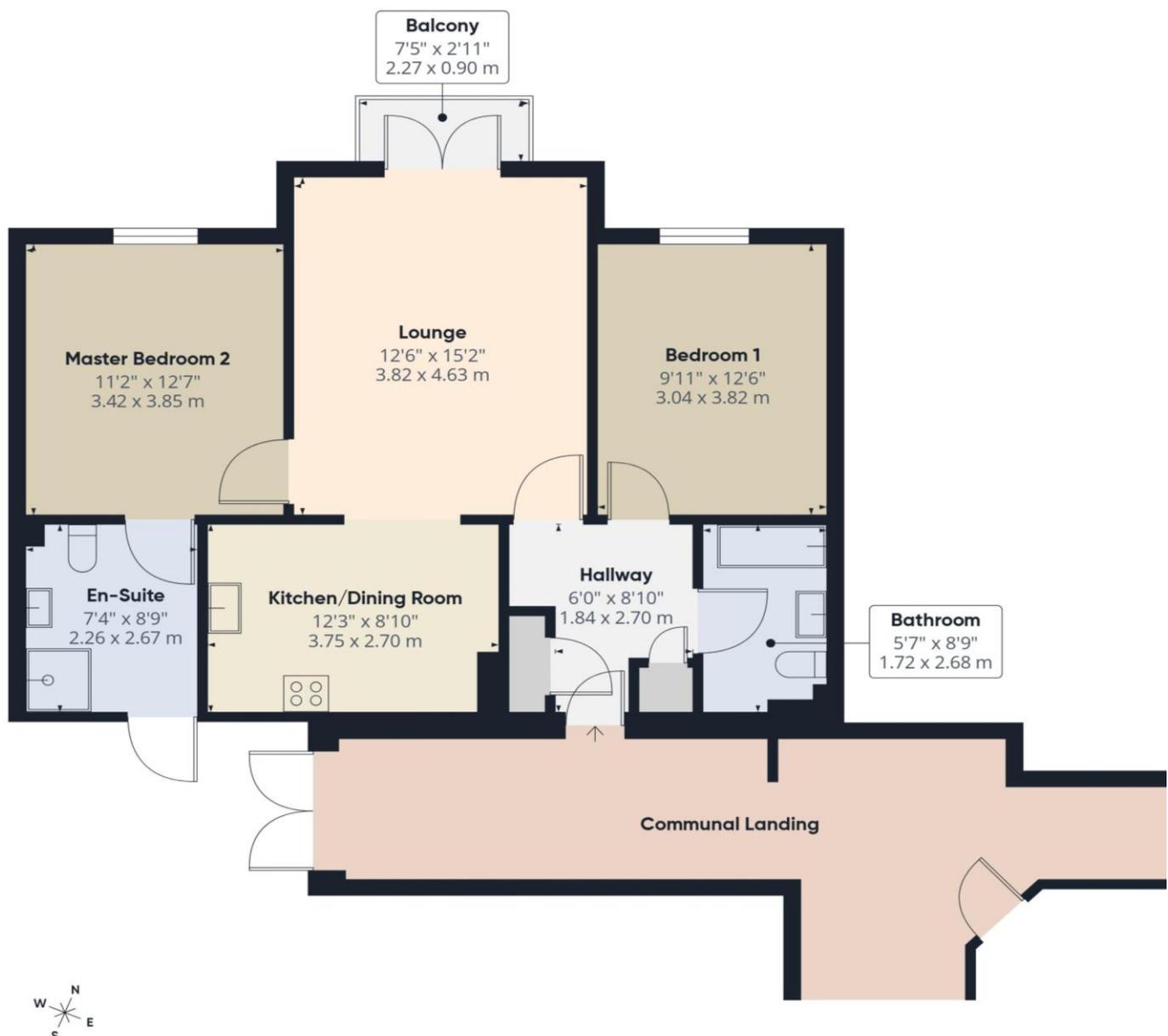
**NO PETS ARE ALLOWED AT THIS DEVELOPMENT.**

**UNDERFLOOR HEATING (ELECTRIC BOILER - WET SYSTEM). BURGLER ALARM.**

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED AND COVERED CEILINGS.**

**CCTV COVERING CAR PARKS AND GARDENS. DOOR VIDEO ENTRY TELEPHONE SYSTEM.**

**LIGHT OAK INTERNAL DOORS. THE BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL 8' 10" x 7' 11" (2.69m x 2.41m)** overall slightly 'L' shaped with hardwood bamboo strip flooring. Light oak veneered entrance door with letter box and peephole. Recessed downlighting. 'Fermax' door video telephone entry system. Underfloor heating thermostat control. Panic button. Burglar alarm keypad. Mains smoke detector.

**CLOAKS/UTILITY CUPBOARD** with C/h timer control. 'Aztec' electric boiler. Underfloor heating manifold. Cloak hooks.

**AIRING/STORE CUPBOARD** with pressurised hot water cylinder with dual immersion heater. Fitted shelving. Cloak hooks.

**BATHROOM 8' 10" x 5' 7" (2.69m x 1.70m)** overall with fully tiled walls. Ceramic tiled floor. Wall light with shaver point. Fitted wall mirror. 3-piece 'Jacuzzi' suite in white comprising WC, pedestal wash hand basin and panelled shower bathtub. Trickle vent.

**DOUBLE BEDROOM 1 12' 7" x 10' (3.83m x 3.05m)** with PVCu double glazed sash window. 6 Power points. TV and telephone points. Mains smoke detector. Underfloor heating thermostat control.

**LOUNGE 15' 2" x 12' 6" (4.62m x 3.81m)** with mains smoke detector. TV and telephone points. 8 Power points. Underfloor heating thermostat control. Recessed downlighting. PVCu double glazed double French doors (2025) to the railed balcony. 4'8" (1.42mtr) wide opening to the kitchen.

**RAILED BALCONY 7' 3" x 3' (2.21m x 0.91m)**

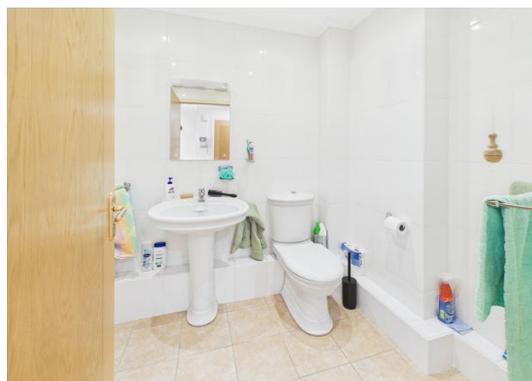
**FITTED KITCHEN/DINING ROOM 12' 4" x 8' 10" (3.76m x 2.69m)** with 11 Power points plus fused point. Recessed downlighting. Trickle vent. Mains smoke detector. Part tiled walls. Underfloor heating thermostat control. Plumbing for washing machine. Range of fitted base and eye level 'William Ball' kitchen units with granite worksurfaces incorporating a 'Neff' hob, 'Neff' canopied cooker hood, 'Neff' electric oven, 'Panasonic' microwave oven and integrated 'Neff' dishwasher (disconnected because not in use but could easily be re-connected).

**MASTER DOUBLE BEDROOM 2 12' 8" x 11' 2" (3.86m x 3.40m)** with mains smoke detector. PVCu double glazed sash window. Underfloor heating thermostat control. TV and telephone points. 6 Power points.

**EN-SUITE SHOWER ROOM 8' 9" x 7' 4" (2.66m x 2.23m)** with ceramic tiled floor. Fully tiled walls. Trickle vent. Recessed downlighting. Wall light with shaver point. Fitted wall mirror. Fire exit to the communal landing. 2 Piece suite in white comprising WC and pedestal wash hand basin. Shower enclosure with plumbed in shower over and shower door,

## **EXTERNALLY**

Communal car parking and landscaped gardens maintained by the Management Company and covered by CCTV.



**LEASE:** - The property is held under the terms of 125 year lease that commenced on the 1st July 2003. (102 years un-expired)

**SERVICE CHARGE:** - Paid half yearly in advance on the 1st January and 1st July (currently £1,384.75p per half year - **£2,769.50p per annum**) to include the cleaning/maintenance of all communal areas. **RESIDENTS** are responsible for their own electricity, heating, telephone, water and council tax charges which appertain to their own apartment.

**GROUND RENT:** - £700 (**£1,400 per year**) payable half yearly in advance on the 1st January and the 1st July.





**GENERAL VIEWS OF 'HAFAN TYWI'**





**ENERGY EFFICIENCY RATING:** - D (65).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8403-8705-0729-3177-4483.

**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

01.03.2026 - REF: 7214