

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 SECOND FLOOR RETIREMENT APARTMENT.**
- **2 DOUBLE BEDROOMS. SHOWER ROOM/WC.**
- **UNDERFLOOR HEATING.**
- **NO PETS ARE ALLOWED ON THIS DEVELOPMENT.**
- **SUNNY WEST SOUTH WESTERLY ASPECT.**
- **LOUNGE/DINING ROOM.**
- **RAILED BALCONY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**No 47 Hafan Tywi**  
**The Parade**  
**Carmarthen SA31 1LW**

**£169,950** 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 SECOND FLOOR RETIREMENT APARTMENT** (60 years of age and over) enjoying a **west south west aspect** overlooking the parking area with a view from the bedrooms over the lower Towy Valley, 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 FORWARD CHAIN. NO PETS ARE ALLOWED AT THIS DEVELOPMENT.**

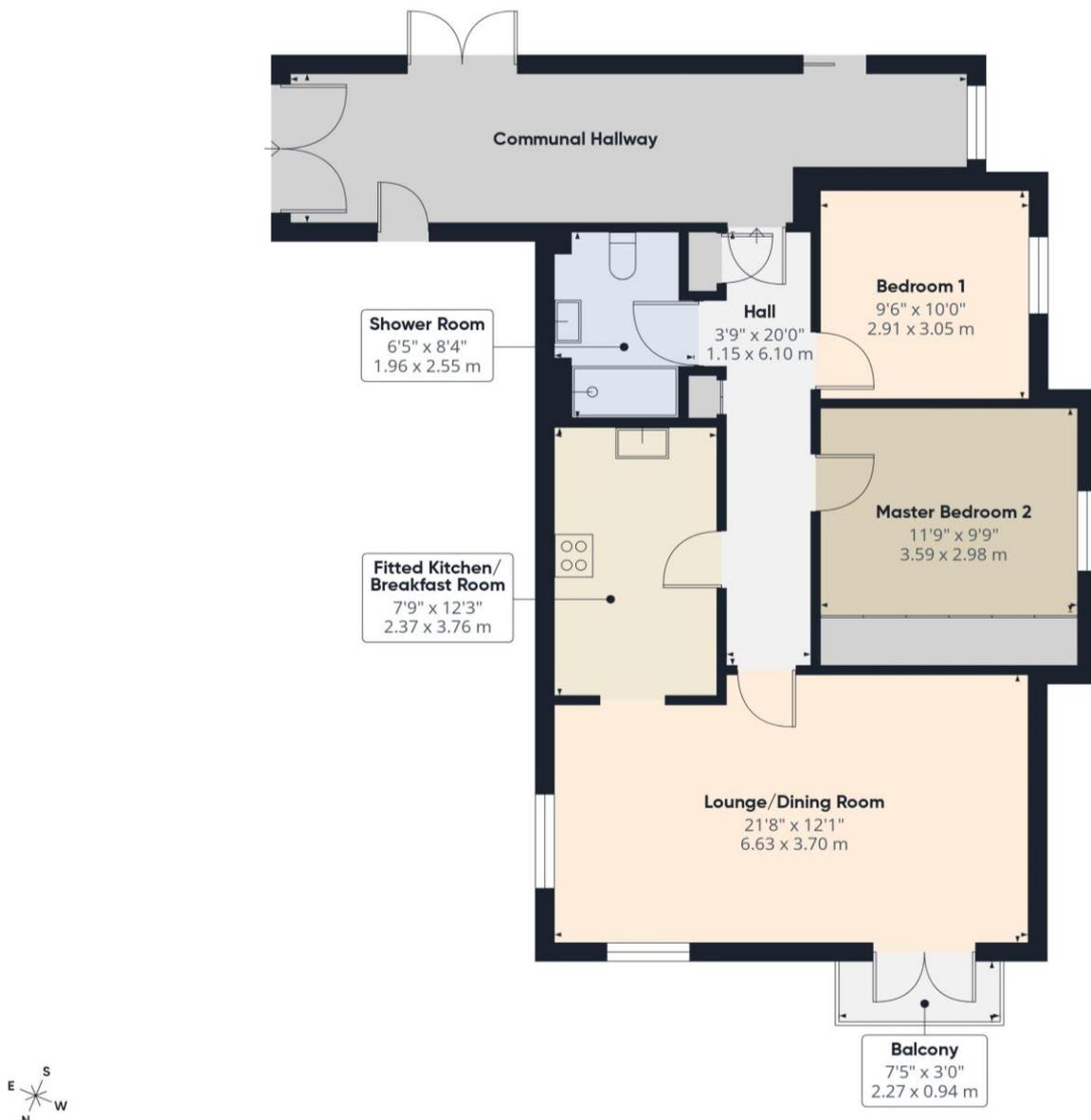
**UNDERFLOOR HEATING (ELECTRIC BOILER - WET SYSTEM).**

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

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

**BURGLER ALARM. LIGHT OAK VENEERED INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECEPTION HALL 20' (6.09m)** in depth with hardwood bamboo strip flooring, Recessed downlighting. Burglar alarm keypad. Panic button. Cloak hooks. Main smoke detector. 'Fermax' door video entry telephone. Underfloor heating thermostat control.

**BUILT-IN BOILER/STORE CUPBOARD OFF** with wall mounted 'Aztec' electric central heating boiler. Underfloor heating manifold. Electricity consumer unit.

**BUILT-IN CUPBOARD** with fitted shelving.

**SHOWER ROOM 8' 5" x 5' 9" (2.56m x 1.75m)** with fully tiled walls. Ceramic tiled floor. 2-Piece Jacuzzi suite in white comprising WC and pedestal wash hand basin. Trickle vent. Double glazed Velux window providing natural light. Recessed downlighting. Wall light with shaver point. Double shower enclosure with waterproof panelled walls having hand held and rainhead showers over and shower screen.

**BEDROOM 1 10' x 9' 7" (3.05m x 2.92m)** with 6 Power points. TV and telephone points. PVCu double glazed 'sash' window with a view over the lower Towy Valley towards 'Green Castle Woods'. Underfloor heating thermostat control.

**BEDROOM 2 11' 10" x 9' 10" (3.60m x 2.99m)** plus fitted wall to wall/floor to ceiling wardrobes. PVCu double glazed 'sash' window with a view. 6 Power points. TV and telephone points.

**FITTED KITCHEN/BREAKFAST ROOM 12' 4" x 7' 9" (3.76m x 2.36m)** with ceramic tiled floor. Part tiled walls. Recessed downlighting. Trickle vent. Mains smoke detector. Range of fitted base and eye level 'William Ball' kitchen units with Granite worksurface incorporating a Neff ceramic hob, Neff electric oven, Neff canopied cooker hood, Integrated Neff washing machine, dishwasher and sink unit. 6 Power points plus fused points. Opening to

**LOUNGE/DINING ROOM 21' 11" x 12' 1" (6.68m x 3.68m)** with double aspect. 2 PVCu double glazed 'sash' windows. Recessed downlighting. Mains smoke detector. 2 Wall light fittings. Feature marble fireplace incorporating a coal effect electric fire. 10 Power points. TV and telephone points. Underfloor heating thermostat control. PVCu double glazed 'French' double doors to

**RAILED BALCONY 7' 2" x 3' (2.18m x 0.91m)**

### **EXTERNALLY**

Communal car parking and landscaped garden 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 year**) 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:** - £600 (**£1,200 per year**) payable half yearly in advance on the 1st January and the 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 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

14.03.2026 - REF: 7217