

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.**
- **ONE DOUBLE BEDROOM. LOUNGE.**
- **FITTED KITCHEN/DINING ROOM.**
- **NO PETS ARE ALLOWED ON THIS DEVELOPMENT.**
- **LEVEL ACCESS TO THE CAR PARK AND 3 ENTRANCES - NO STAIRCASE/STEPS.**
- **UNDERFLOOR HEATING. PVCu DOUBLE GLAZED WINDOWS.**
- **RAILED BALCONY. NO FORWARD CHAIN.**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**

**No 10 Hafan Tywi**  
**The Parade**  
**Carmarthen SA31 1LW**

**£120,000** OIRO  
**LEASEHOLD**  
**102 YEARS UN-EXPIRED**

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

naea | propertymark  
PROTECTED

arta | 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 well presented **1 DOUBLE BEDROOMED FIRST FLOOR RETIREMENT APARTMENT** (60 years of age and over) enjoying a **westerly aspect overlooking the communal garden**, having a **level access to the communal car park (no staircases or steps)** 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.**

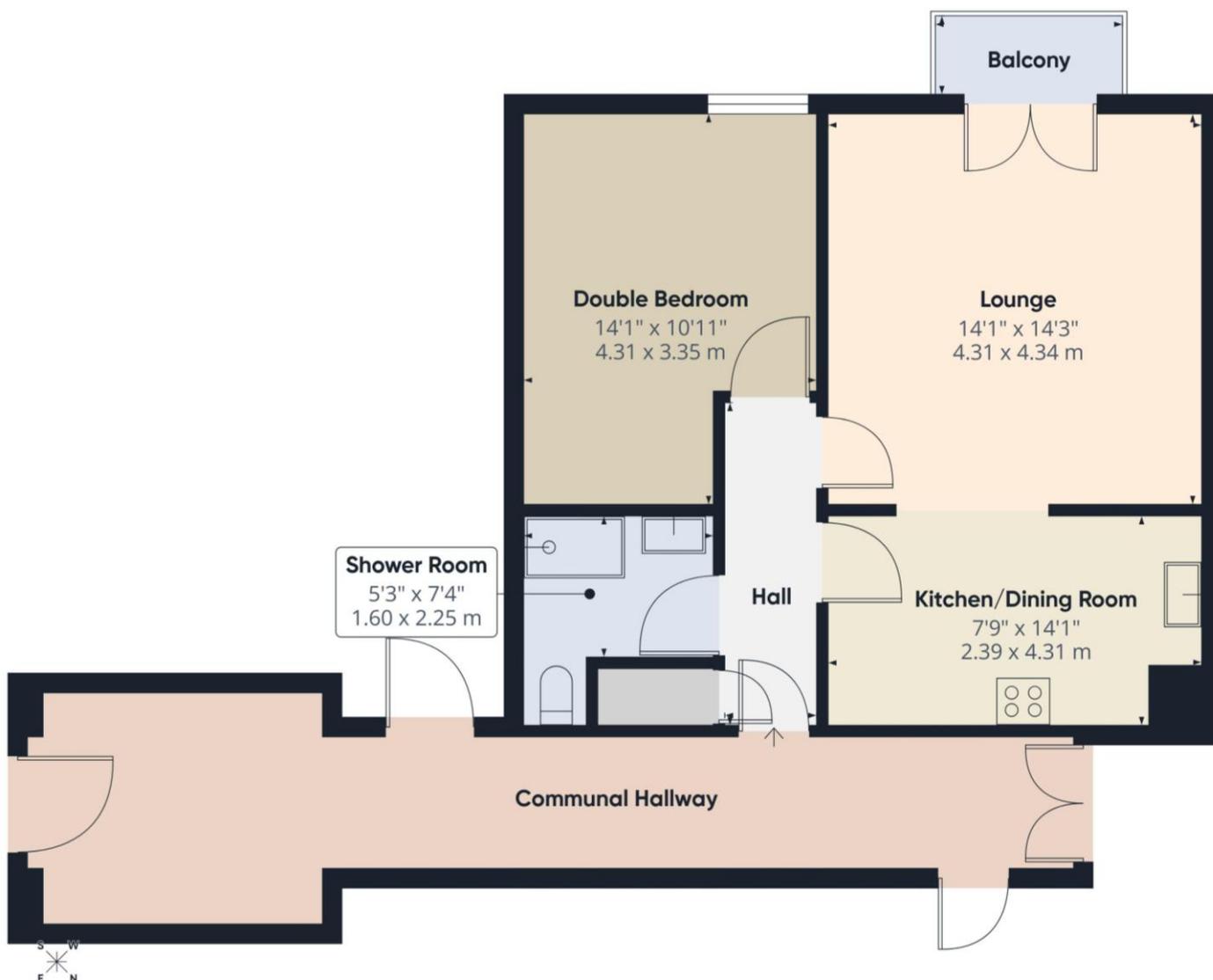
**UNDERFLOOR HEATING (ELECTRIC BOILER - WET SYSTEM). BURGLER ALARM.**

**PVCu DOUBLE GLAZED WINDOWS. FIRST TIME ON THE 'OPEN MARKET' SINCE 2006.**

**SMOOTH SKIMMED AND COVED CEILINGS. LIGHT OAK VENEERED INTERNAL DOORS.**

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

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



**RECEPTION HALL 11' 10' (3.60m) in depth** with hardwood bamboo flooring. Light oak effect entrance door with peephole. Underfloor heating room thermostat that also controls the shower room. Burglar alarm keypad. Panic button. 'Fermax' door video entry telephone. Recessed downlighting. Fire alarm/smoke detector.

**WALK-IN CUPBOARD OFF 4' 3" (1.29m) in depth** with C/h timer control. Pressurised hot water cylinder. Electricity consumer unit. Underfloor heating manifold.

**SHOWER ROOM 7' 9" x 7' 3" (2.36m x 2.21m) overall 'L' shaped** with ceramic tiled floor. Fully tiled walls. Fitted wall mirror. Recessed downlighting. 2 Piece 'Vernon Tutbury' suite in white comprising pedestal wash hand basin and WC. Double shower enclosure with plumbed-in shower over and sliding shower door.

**FITTED KITCHEN/DINING ROOM 14' 2" x 7' 9" (4.31m x 2.36m)** with ceramic tiled floor. Part tiled walls. Underfloor heating thermostat control. Trickle vent. Fire alarm/smoke detector. 10 Power points plus fused points. Range of fitted base and eye level 'William Ball' kitchen units with granite worksurfaces incorporating an electric oven, provision for a microwave oven, ceramic hob, canopied cooker hood, sink unit, glazed display unit and integrated 'Neff' dishwasher. Plumbing for washing machine. **5' 6" (1.68m) Wide opening to**

**LOUNGE 14' 2" x 14' 1" (4.31m x 4.29m)** with recessed downlighting. Underfloor heating thermostat control. Fire alarm/smoke detector. 8 Power points. TV and telephone points. Door to the hallway. PVCu double glazed double French doors to

**RAILED BALCONY 7' x 2' 11" (2.13m x 0.89m)** overlooking the communal garden enjoying a westerly aspect.

**DOUBLE BEDROOM 14' x 11' (4.26m x 3.35m) overall** incorporating fitted wardrobes 'L' shaped. Underfloor heating thermostat control. 6 Power points. TV and telephone points. PVCu double glazed tilt 'n' turn window overlooking the communal garden. Fire alarm/smoke detector.

**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 1<sup>st</sup> July 2003. **(102 years un-expired)**

**SERVICE CHARGE:** - Paid half yearly in advance on the 1<sup>st</sup> January and 1<sup>st</sup> July (**currently £791.29p per half year - £1,582.58p 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:** - **£500** payable half yearly in advance on the 1<sup>st</sup> January and the 1<sup>st</sup> July (**£1,000 per year**).





**FOLOWING PHOTOGRAPHS ARE GENERAL VIEWS OF THE DEVELOPMENT**





**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 C. 2026/27 = £2,116.00p. *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

27.03.2026 - REF: 7222