Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
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Est. 1998

www.geraldvaughan.co.uk







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

Offers In The Region Of £189,950

- VIEWS OVER LOWER TYWI VALLEY TOWARDS LLANGUNNOR AND GLANGWILI HOSPITAL.
- 2 DOUBLE BEDROOMS. LOUNGE/DINING ROOM.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE DOCTORS SURGERIES, PUBLIC LIBRARY AND SHOPS ON 'KING STREET.'
- PURPOSE BUILT THIRD FLOOR RETIREMENT APARTMENT.
- NO FORWARD CHAIN. NO PETS.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- CCTV COVERING CAR PARKS AND GARDEN.
- FIRST TIME ON THE OPEN MARKET SINCE 2012.
- UNDERFLOOR HEATING.
- PRIVATE COMMUNAL CAR PARKING AND GARDEN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

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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 Llangunnor 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.

2 1 1

Council Tax Band: D





RECEPTION HALL
21'7" 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
Consumer unit. 'Aztec' electric central heating boiler. Electric light.

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

SHOWER ROOM
10'0" x 7'7"
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"
with PVCu double glazed sash window with views 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"
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"
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"
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"
enjoying views over the lower Towy Valley towards Llangunnor and towards Glangwili hospital and beyond.

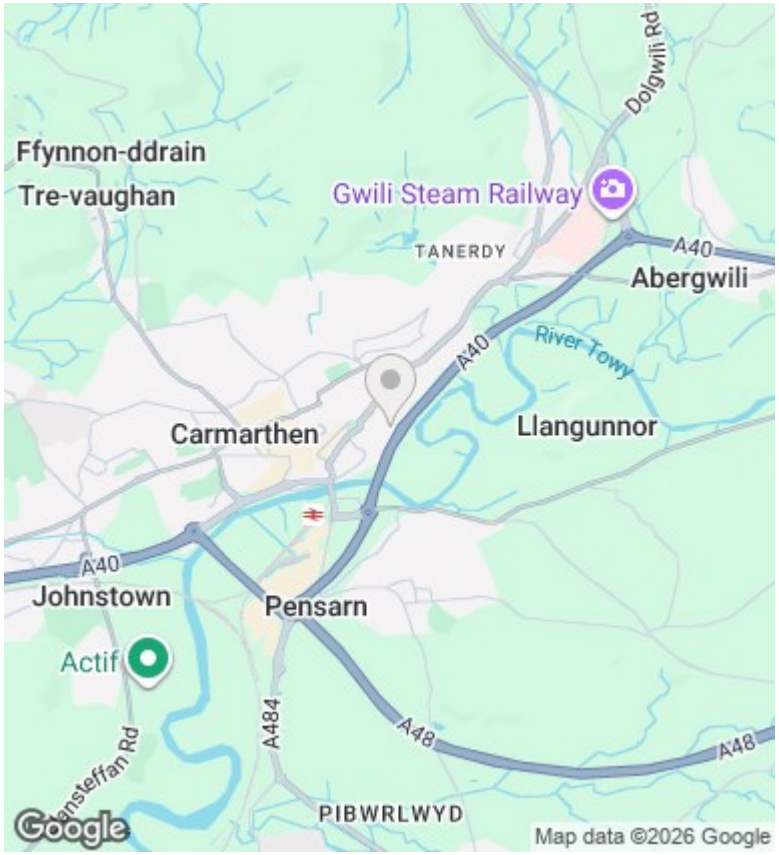
EXTERNALLY
Communal car parking and landscaped garden maintained by the Management Company which is covered by CCTV that is monitored by the House Manager.

LEASE: -
The apartment is held under the residue of the terms of a 125 year lease that commenced on the 1st July 2003 (103 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 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.





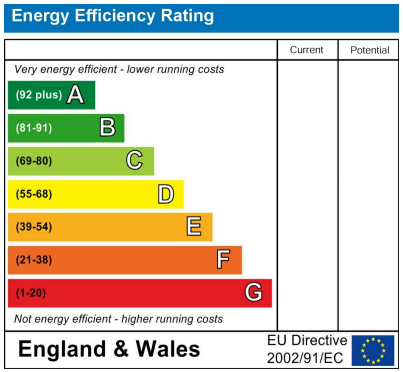
Directions

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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