





No 6 Hafan Tywi The Parade, Carmarthen, SA31 1LW

Offers In The Region Of £149,950

- VERY WELL PRESENTED PURPOSE BUILT GROUND FLOOR RETIREMENT APARTMENT.
- NO FORWARD CHAIN. NO PETS ARE ALLOWED ON THIS DEVELOPMENT.
- WALKING DISTANCE CARMARTHEN TOWN CENTRE.
- CCTV COVERING CAR PARKS AND GARDENS.
- FIRST TIME ON THE OPEN MARKET SINCE 2013.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE DOCTORS SURGERIES, PUBLIC LIBRARY AND SHOPS ON KING STREET.
- 2 BEDROOMS. FITTED KITCHEN/DINING ROOM.
- ELECTRIC HEATING (WET SYSTEM).
- PRIVATE COMMUNAL CAR PARKING AND GARDEN.

No 6 Hafan Tywi The Parade, Carmarthen SA31 1LW

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.

2 1 1

Council Tax Band: D





RECEPTION HALL
'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
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"
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"
with radiator. PVCu double glazed window with vertical blind. TV and telephone points. 4 Power points. Smoke detector.

LOUNGE
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"
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.

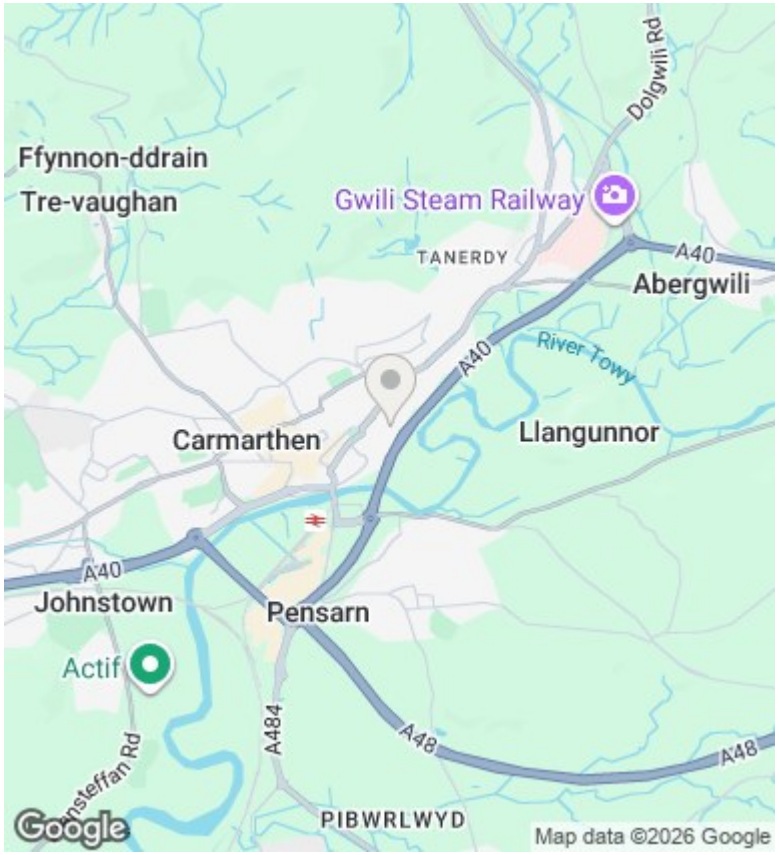
EXTERNALLY
Communal car parking and landscaped garden maintained by the Management Company which is covered by CCTV that is monitored by the House Manager.

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.





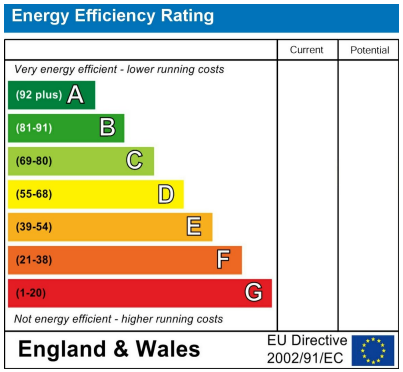
Directions

Viewings

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

Council Tax Band

D



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk