

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.**
- **1 DOUBLE BEDROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE COMMUNAL PARKING AT REAR.**
- **WELL PRESENTED ACCOMMODATION.**
- **ELECTRIC HEATING.**
- **DIRECT ACCESS TO THE REAR CAR PARK - NO STEPS.**
- **WALKING DISTANCE DOCTORS SURGERY, PUBLIC LIBRARY AND TOWN CENTRE.**

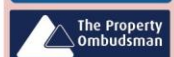
**No 24 Ty Rhys**  
**Nos 1-5 The Parade**  
**Carmarthen SA31 1LY**

**£59,950** OIRO  
**LEASEHOLD**  
**89 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



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** being 1 of 46 purpose built flats specifically designed for the actively retired situated fronting on to 'The Parade' within walking distance of the Doctors Surgeries, Public Library and 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**, a communal landscaped garden and is managed by a **RESIDENT HOUSE MANAGER**.

Residents have the benefit of the use of a **RESIDENT'S LOUNGE, GUEST SUITE** (subject to availability and booking) and **LAUNDRY ROOM** with each apartment having a **DOOR ENTRY TELEPHONE** together with **INTERCOM** communicating with the Resident House Manager and all of the apartments are approached from a **central reception hallway** via communal hallways and landing areas with the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments serviced by a **LIFT and STAIRCASE**.

Applicants may be interested to note that they can install their own washing facilities in their own flat should they wish but this must be with the Management Company's permission.

**THE APARTMENT OVERLOOKS THE SIDE COMMUNAL GARDEN AND IS ON A LANDING THAT HAS DIRECT ACCESS TO THE REAR CAR PARK** THUS MINIMIZING ANY STEPS THAT NEED TO BE NEGOTIATED.

**ONE DOG CAN BE BROUGHT TO THE DEVELOPMENT WITH THE APPROVAL OF THE MANAGEMENT COMPANY BUT CANNOT BE REPLACED.**

**PVCu DOUBLE GLAZED WINDOWS. TEXTURED AND COVERED CEILINGS.**

**ELECTRIC HEATING. THE FITTED CARPETS ARE INCLUDED.**

**RECEPTION HALL 8' 9" (2.66m) in depth** with 'Tunstall' audio door entry system. 1 Power point. Smoke detector. Entrance door with 'peephole' and letter box.

**WALK-IN AIRING/LINEN/STORE CUPBOARD 4' 4" x 3' (1.32m x 0.91m)** with hot water tank with dual immersion heater. Electric meter and consumer unit. Slatted shelving.

**BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)** with fully tiled walls. 3 Piece coloured suite comprising WC, wash hand basin with fitted cupboard beneath and panelled bath with electric shower over, curtain and rail. Upright electric ladder radiator.

**DOUBLE BEDROOM 12' x 8' 9" (3.65m x 2.66m) plus** built-in double wardrobe off with folding doors. Programmable wall mounted electric convector heater. PVCu double glazed window. Wall light. 4 Power points.

**LIVING ROOM 15' 4" x 10' 5" (4.67m x 3.17m)** with programmable wall mounted electric convector heater. TV and telephone points. 5 Power points. Feature fireplace. 2 Wall light fittings. Archway to



**FITTED KITCHEN 7' 4" x 5' 5" (2.23m x 1.65m)** with vinyl floor covering. 3 Walls fully tiled. Extractor fan. Range of fitted base and eye level kitchen units incorporating a sink unit, hob, electric oven and cooker hood. 4 Power points. Space for an upright fridge/freezer.

**EXTERNALLY**

Communal residents parking to rear. Rear/side communal landscaped garden. On street 'Permit' parking also available to fore.

**LEASE:** - the property is held under the **residue of the terms of a 125 Year Lease** that originally commenced we understand, on the **first day of December 1988.**

**GROUND RENT:** - £216.82p (**£433.64p per year**) payable half yearly in advance on the 1<sup>st</sup> March and 1<sup>st</sup> September.

**SERVICE CHARGE** - £1,790.02p (**£3,580.04p per year**) payable half yearly in advance on the 1<sup>st</sup> March and 1<sup>st</sup> September to **include** Water rates and the cleaning/maintenance of all communal areas.

**RESIDENTS** are responsible for their own electricity, heating, telephone and council tax charges which appertain to their own apartment.



## GENERAL VIEWS OF TY RHYS AND THE COMMUNAL AREAS





**ENERGY EFFICIENCY RATING:** - B (84).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8416-7822-4249-3845-4906.

**SERVICES:** - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND C. 2024/25 = £1,853.70p. *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

15.04.2024 - REF: 6774