

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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• ESTATE AGENTS •

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Est. 1998

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- **PURPOSE BUILT GROUND FLOOR RETIREMENT APARTMENT.**
- **SECURE DEVELOPMENT WITH RESIDENT HOUSE MANAGER.**
- **1 DOUBLE BEDROOM.**
- **ELECTRIC HEATING.**
- **VIEWS TOWARDS LLANGUNNOR.**
- **WELL PRESENTED ACCOMMODATION.**
- **RECENTLY REFURBISHED SHOWER ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**

**No 2 Ty Rhys**  
**Nos 1-5 The Parade**  
**Carmarthen SA31 1LY**

**£75,000** OIRO  
LEASEHOLD

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The Property  
Ombudsman

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A well presented **ONE DOUBLE BEDROOMED GROUND FLOOR RETIREMENT APARTMENT** located on the front of the development fronting 'The Parade' and enjoying a **view over the lower Towy valley towards Llangunnor** being one of forty six purpose built units, specifically designed for the actively retired within **walking distance** of the Public Library, Doctors Surgeries, 'Co-op' Convenience Store on 'King Street' and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

**ECONOMY 7 ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

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

**THE SHOWER ROOM HAS BEEN RECENTLY REFURBISHED WITH THE PROVISION OF NEW FITMENTS ETC.**

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.*



**RECEPTION HALL** with mains smoke alarm. 'Tunstall' door entry telephone with panic button/chord. 1 Power point. Entrance door with letterbox and 'spyhole'. Laminate flooring

**WALK-IN AIRING/LINEN/STORE CUPBOARD** with hot water cylinder having a dual immersion heater. Slatted shelving. Electricity consumer unit and meter.

**SHOWER ROOM 6' 7" x 5' 4" (2.01m x 1.62m) recently updated** with tile effect vinyl floor covering. Extractor fan. Waterproof panelled walls. Wall light. Electric towel warmer ladder radiator. 'Dimplex' wall mounted electric fan heater. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Double shower enclosure with electric shower over.

**DOUBLE BEDROOM 12' x 8' 8" (3.65m x 2.64m) plus** built-in double wardrobe with double folding doors. 'Creda' wall mounted electric heater. Telephone point. 4 Power points. Wall light. PVCu double glazed window with a **view** over the lower Towy valley towards Llangunnor.

**LIVING/DINING ROOM 15' 4" x 10' 6" (4.67m x 3.20m)** with 'Creda' wall mounted electric heater. TV and telephone points. 'Adam' style fireplace incorporating a coal effect electric fire. 4 Power points. PVCu double glazed French door and side screen to fore enjoying **views** over the lower Towy valley towards Llangunnor that leads to the brick paved footpath and 'North Parade'. 2 Wall light fittings. Archway to

**FITTED KITCHEN** with part tiled walls. 4 Power points plus fused point. Vinyl floor covering. Range of fitted base and eye level kitchen units incorporating a sink unit, ceramic hob, 'Neff' electric oven and cooker hood.

### EXTERNALLY

Communal private car parking available to rear. Communal landscaped gardens to either side. On street Permit Parking also available to fore.

**Applicants may be interested** to note that the French door off the Living room opens out on to a brick paved patio area and pathway that leads to the main entrance and 'North Parade'.

**LEASE** - the property is held under the residue of the terms of a **125 Year Lease** that commenced on the **1<sup>st</sup> December 1988 (90 years unexpired)**.

**SERVICE CHARGE** - £1,408.43p for the period **1<sup>st</sup> March to 31<sup>st</sup> August 2023 (£2,816.86p per year)** 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.

**GROUND RENT:** - £216.82p for the **period 1<sup>st</sup> September 2023 to 29<sup>th</sup> February 2024 (£433.64p per year)**.





**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 B 2023/24 = £1,510.47p. *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

16.01.2024 - REF: 6742