

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **AVAILABLE LONG TERM.**
- **2 DOUBLE BEDROOMS. SHOWER ROOM.**
- **MINIMUM AGE 60.**
- **ECONOMY 7 ELECTRIC HEATING.**
- **COUNCIL TAX: - BAND B. 2024/25 = £1,621.99p.**
- **GROUND FLOOR RETIREMENT APARTMENT.**
- **RENT INCLUDES SERVICE CHARGE, GROUND RENT AND WATER RATES.**
- **COMMUNAL CAR PARKING AND GARDEN AT REAR.**
- **DEPOSIT: - £807.00p. EPC RATING: - D (65).**

No 4 Ty Rhys
Nos 1-5 The Parade
Carmarthen SA31 1LY

RENT - £700.00p per
Calendar Month to include the
Service Charge, Ground Rent and
Water Rates EXCLUSIVE

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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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.

TO LET - CARMARTHEN TOWN CENTRE.

An unfurnished **2 DOUBLE BEDROOMED GROUND FLOOR RETIREMENT APARTMENT** fronting on to 'The Parade' being part of a **purpose built retirement development for residents aged 60 years and over** affording **peaceful and secure retirement living** available on a **Periodic Occupation Contract** with the rent including water rates, maintenance, service charge and ground rent being located within **walking distance of the Doctors Surgeries on 'St. Peters' Municipal Car Park and the readily available facilities and services at the centre of the County and Market town of Carmarthen.**

The development has the benefit of a **private communal car park, a communal landscaped garden** and is managed by a **Resident House Manager**. In addition, residents have the benefit 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.

The property comprises a **GROUND FLOOR RETIREMENT APARTMENT** being 1 of 46 purpose built units specifically designed for the actively retired situated fronting onto 'The Parade' and which briefly comprises: - **RECEPTION HALL, INNER HALL, LIVING/DINING ROOM, FITTED KITCHEN, CLOAKS, STORE AND AIRING CUPBOARDS, SHOWER ROOM, 2 DOUBLE BEDROOMS** both with fitted wardrobes.

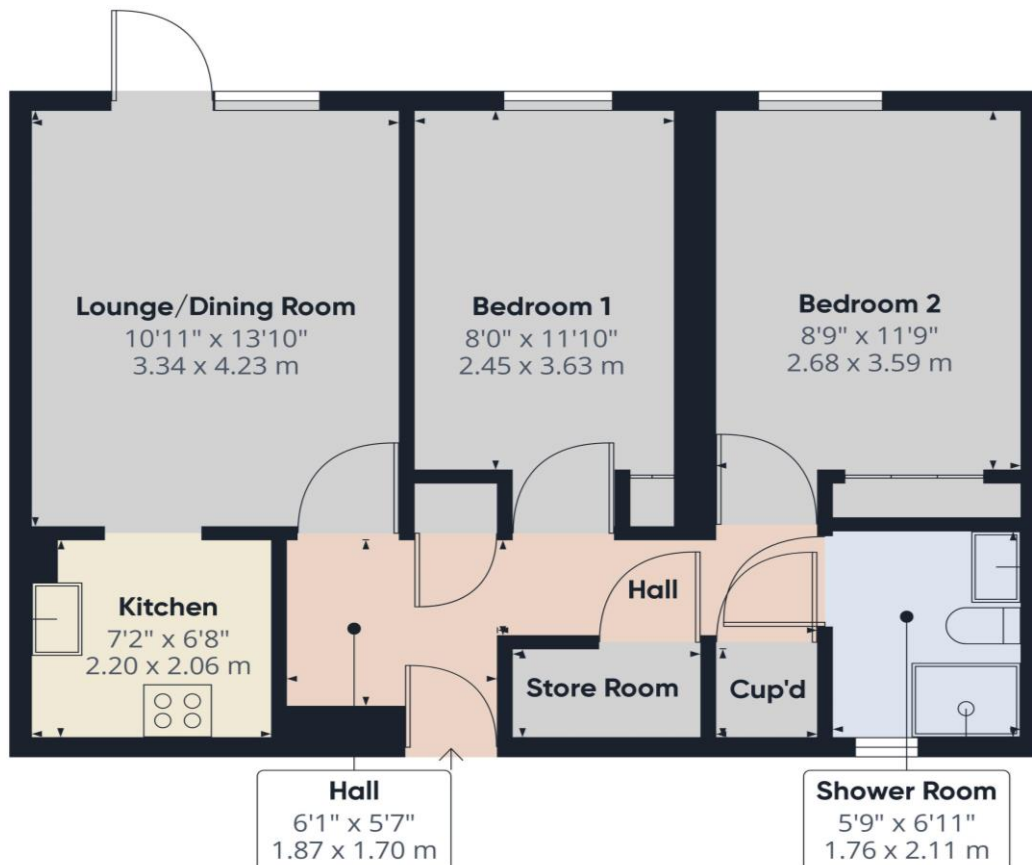
ECONOMY 7 ELECTRIC HEATING. PVCu DOUBLE GLAZED WINDOWS.

PURPOSE BUILT DEVELOPMENT FOR THE ACTIVELY RETIRED.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £700 per calendar month **inclusive** of the **Service Charge, Ground Rent and Water Rates** but **exclusive** of all charges in respect of the property (payable in advance).

DEPOSIT: - A Deposit of **£807.00** is required which will be held by the Agents as Stakeholders pending Termination of the Agreement and who are members of the Tenancy Deposit Scheme and Licensed by Rent Smart Wales.











DIRECTIONS: - Ty Rhys is located fronting onto 'The Parade'.

ENERGY EFFICIENCY RATING: - D (65).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9818-1002-7246-3875-0984.

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

COUNCIL TAX: - BAND B. 2024/25 = £1,621.99p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.03.2024 - REF: 6777