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## Flat 3 Ty Rhys, The Parade, Carmarthen, Carmarthenshire, SA31 1LY

**Reduced To £60,000 ono**

A well presented self contained 1 BED GROUND FLOOR retirement apartment (with access to the communal garden) in a purpose built development within walking distance of the town centre. The apartment is accessed via a secure central reception area and comprises: 1 lounge / diner, a fitted kitchen, 1 double bedroom and a shower room. In addition to the full upvc double glazing, there is electric heating, use of the communal landscaped garden and private communal car parking if needed and the option of on-street residents parking. Residents have access to the residents lounge and laundry room. Ty Rhys (which is managed by a Development Manager - but not resident on site) has a secure door entry / intercom system.

EPC Rating: C.

## LOCATION & DIRECTIONS

Very conveniently yet peacefully located at O.S. Grid Ref. SN 415200 on The Parade, a quiet no-through road - just 10 minutes walk from the centre of the County town of Carmarthen. Although quietly located, the town's amenities are within easy walking distance. Being the County town, Carmarthen offers a fantastic range of amenities including main-line Train Station, Regional Hospital, three Doctors Surgeries in town, numerous large Supermarkets etc. From St.Peter's Church car park, turn left at the exit (directly opposite St.Peter's Church) and at the mini roundabout take the first exit (left) and proceed for approximately 200 yards before turning right into NORTH PARADE. Continue for approximately 200 yards down to THE PARADE and turn right. "TY RHYS" will be seen on the right-hand side.

## FLAT 3 HALLWAY

With a walk-in airing cupboard to one side with a hot water tank and shelving.

## LIVING /DINING ROOM

16'11" x 10'0" (5.16 x 3.06)



With 2 fully glazed doors to the front, a Creda electric heater, coving and feature archway to the kitchen.

## KITCHENETTE

6'9" x 5'0" (2.08 x 1.53)



Fully tiled and fitted with a very good range of base and eye level units inc a stainless steel single drainer sink, formica type

worktops, a Lamona 4 ring electric hob, a Lamona electric oven and a brushed aluminium extractor fan. Large fridge-freezer available (free of charge) if required.

## DOUBLE BEDROOM

13'7" x 8'5" (4.15 x 2.57)



Having a picture window to the front, a wall mounted Creda electric heater and a built-in double hanging wardrobe. Wall mounted TV optional.

## SHOWER ROOM

6'2" x 5'2" (1.88 x 1.58)



Fully tiled and fitted with a modern white 3 piece bathroom suite comprising a large shower cubicle, WC and washbasin. Extractor fan.

## SERVICES

Mains electricity, water and drainage.

## LEASE DETAILS

We are informed the lease expires in 89 years (ie in 2113) and the Ground Rent is £487.84 per annum, payable by two six-monthly instalments of £243.92 (1st March & 1st September) and is reviewed every 21 years in line with the RPI at the time of the review.

We understand the Service Charge is £3,580.04 per annum, and it is paid in two six-monthly instalments of £1,790.02 (1st March & 1st September). This INCLUDES water rates, 24 Hour Kare Line emergency call line, and the cleaning /

clearance of all communal areas including the garden, and the services of the Development Manager. Residents are obviously responsible for the electricity, heating, telephone and Council Tax (Band B) charges relating to their own apartment

We understand the Landlords are Estates & Management Ltd, Berkeley House, 304 Regents Park Road, London N3 2JX. Solicitors to confirm.

We understand the Managing Agents are First Port Retirement Property Services Limited, P.O. Box 7730, New Milton, BH25 9EP. Solicitors to confirm.

### **COUNCIL TAX**

We understand the property is in Council Tax band B and that the Council Tax payable for the 2024 / 2025 financial year is £1,621.99 (in 10 months installments).

### **AGENTS NOTES**

1. As this is a retirement apartment there is an age restriction, and the resident must be over 60 or in the event of a couple, one must be over the age of 60 years and the other over 55 years. If a prospective buyer wanted to let out the flat, this is not a problem - provided the RESIDENT/S satisfy the age restriction.

2. The furniture can be included in the sale if needed or can be removed before completion.

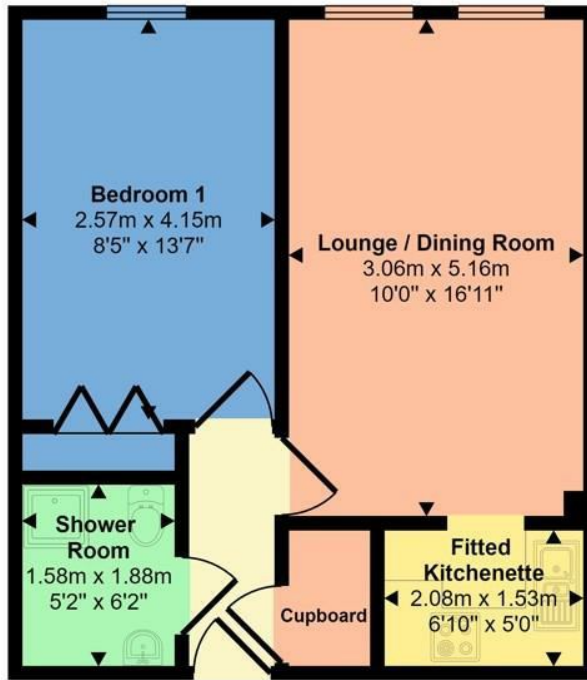
3. We understand that up to 2 pets may be allowed PROVIDED the Landlords give consent.

### **EXTERNALLY**

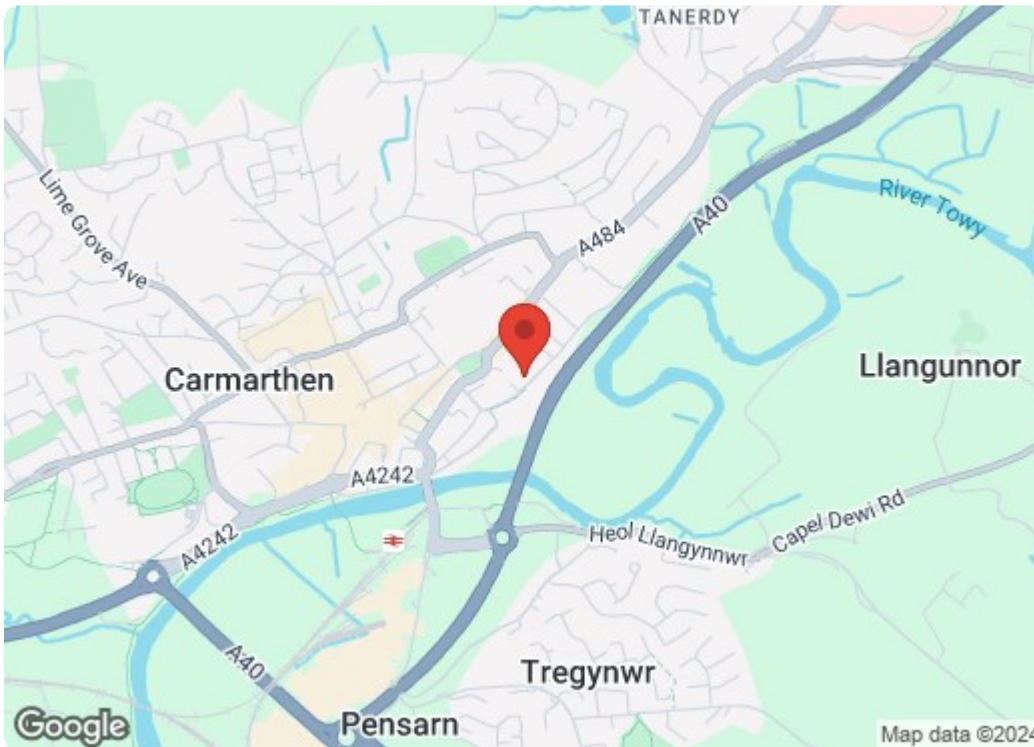


To the front, there is access to a paved and railed forecourt - ideal for sitting out in the morning to early afternoon sun.

Approx Gross Internal Area  
39 sq m / 424 sq ft



Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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