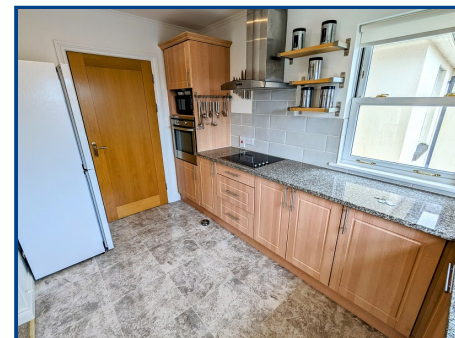


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
14 Offices Across South Wales

**36 Hafan Tywi  
The Parade  
Carmarthen  
SA31 1LW**

Offers In Region Of **£139,500**



- Conveniently Positioned Modern 1 Bedroom Apartment
- Popular Sought After Town Location
- Easy Level Walking Distance To Shop, Cafe's & Surgery
- Hall, Modern Kitchen, Living/Dining Room, Bedroom, Shower Room
- Designed For Retirement Purposes
- Communal Car Parking & Garden To Relax & Enjoy
- Modern Door Video Entry System
- Use Of Resident's Conservatory & Lounge Area
- Well Presented Throughout
- Viewing Recommended

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

A conveniently positioned and well presented 1 bedroom retirement third floor apartment located in a popular area of Carmarthen town centre being a short level walk to shops, cafe's and doctor's surgery. The property benefits from modern door video entry telephone private communal car parking and landscaped garden together with a resident's conservatory to relax and enjoy. Ideal retirement apartment of which viewing is highly recommended.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

## Hafan Tywi, The Parade, Carmarthen, Carmarthenshire.

### Property Description

An ideal opportunity of acquiring a most conveniently positioned retirement apartment fronting onto 'The Parade' and 'North Parade' within Carmarthen town centre, being only a short level walk to the town centre with shops, cafe's surgery and bus stop.

The modern apartment is designed for the actively retired benefiting from door entry video system, two lifts and three stairwells and the accommodation provides entrance hall, modern fitted kitchen, spacious living/dining room with access to Juliet balcony, double bedroom and shower room.

Outside there is private communal car parking and landscaped garden to sit out and relax benefiting from use of a resident's conservatory and lounge. NO PETS ALLOWED -Viewing is highly recommended to fully appreciate what's on offer.

### Communal Entrance

Front entrance door with door entry video telephone system, stairs and lifts to all floors.

### Entrance Hall

Light oak veneered entrance door with letter box, timber effect flooring, radiator, video telephone handset, built in store cupboard housing the hot water cylinder, doors to:

### Kitchen (11' 11" x 7' 07" ) or (3.63m x 2.31m)

Modern fitted range of base and wall cupboards with sink unit and mixer tap, ceramic electric 4 ring hob with stainless steel hood over, built in eye level oven with space for microwave, plumbing for washing machine, tiled surrounds, fridge space, spot lighting, double aspect windows with pleasant view to front, access to:

### Living room/Dining Area (15' 09" Max x 12' 0") or (4.80m Max x 3.66m)

Most spacious room with French doors leading out to Juliet balcony area to sit out and relax, radiator, spot lighting.

### Bedroom (11' 04" x 10' 03" ) or (3.45m x 3.12m)

Double bedroom with window to rear and fitted shutters, radiator, built in wardrobes.

## Hafan Tywi, The Parade, Carmarthen, Carmarthenshire.

### Shower Room (7' 07" x 6' 03" ) or (2.31m x 1.91m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, fully tiled walling, tiled floor, heated towel rail, Velux style window.

### Outside

There is a communal car parking area only a short distance away with pedestrian pathway leading over to the entrance communal area, landscaped garden to relax and enjoy covered by CCTV.

### Leasehold

We are advised that the lease benefits from a term of 125 years (commenced July 2003).

### Service Charge

A total amount of £1,362.68 to be paid half yearly in advance on the 1st January and 1st July (2024).

### Ground Rent

A total annual amount of £1,000 payable half yearly in advance on the 1st January and 1st July.

### Occupancy Condition

We have been informed that the property must be occupied by persons aged 60 or over.

### Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area, please check with your network provider for further information.

### Services

Mains electricity, mains water, mains drainage, electric central heating system.

### Tenure

Leasehold

### Council Tax

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### Directions

From our office turn left onto Spilman Street and continue on for 0.2 mile until arriving at the mini roundabout. Turn right and carry on a short distance and take the next right turning down a small lane (opposite Fahrins Indian takeaway). Proceed down a short distance and the entrance into the car parking area can be seen further on the right. There is a pedestrian pathway leading over the communal entrance.

