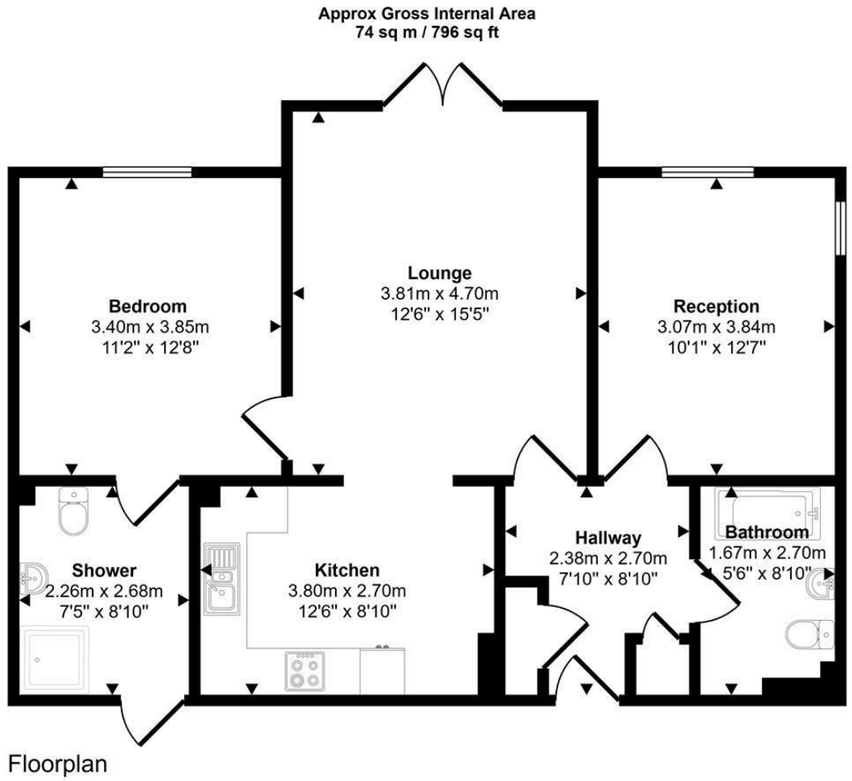


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment with the Agents.
TENURE: We are advised Leasehold Property
Approx £700 PA Ground Rent & Approx £2956.64 PA Service Charge
107 Years remaining on the 125 Year Lease which began on 1st July 2003.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX BAND: D Carmarthen
AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally
CFP/JTP 11/26/OK/CFP

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

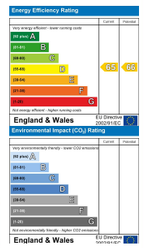
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



32 Hafan Tywi The Parade, Carmarthen, SA31 1LW

- RETIREMENT APARTMENT
- BATHROOM
- BALCONY
- COMMUNAL PARKING
- HEATING-GAS
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- CLOSE TO LOCAT AMENITIES
- COMMUNAL GARDEN
- EPC- D



£150,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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The Agent that goes the Extra Mile













Hafan Tywi is a two-bedroom apartment within a modern, purpose-built retirement development, offering approximately 796 sq ft of internal living space. The property is within walking distance of Carmarthen town centre, placing shops, services and transport links close by.

A hallway with wood flooring and built-in storage leads to the main living areas. The lounge has recessed spotlighting and French doors opening onto a balcony with wrought iron railings, overlooking the communal parking area. The kitchen opens directly from the lounge and is fitted with a range of wall and base units, granite-effect work surfaces and tiled splashbacks, along with an integrated oven, microwave, hob and extractor hood. There is space for a washing machine and fridge freezer.

The main bedroom is a double with an en-suite shower room, and the second reception or bedroom is also a double-sized room, suitable as a guest room, study or hobby room. The family bathroom is fitted with a bath, wash hand basin and WC.

Outside, there are landscaped communal gardens with block-paved pathways and communal parking to the front of the building.

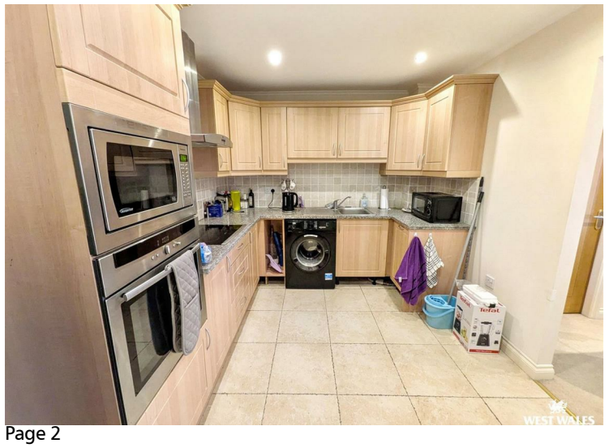
Hafan Tywi is restricted to purchasers aged 60 and over and is ideal for those looking for a low-maintenance home close to local amenities.















DIRECTIONS

From our office, at the end of Lammas Street turn right, then take the first exit on the roundabout onto Morfa Lane. Follow this road and at the roundabout take the 1st exit, continue along this road and take the 2nd exit at the next roundabout. Stay in the left hand lane and keep following the road, at the traffic lights continue straight up the hill. At the mini roundabout take the 2nd exit. Take the first right hand turn, where the property will be on the right hand side. What3Words Reference: decks.vision.amber

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.