

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 only via the Agents.

TENURE: We are advised Leasehold

£487.84 PA Ground Rent to be reviewed every 24 years. £3556.72 PA Service Charge

90 Years remaining on the 150 Year Lease.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/11/24/ OK

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

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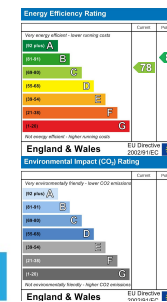


## 34 Ty Rhys The Parade, Carmarthen, SA31 1LY

- ONE BEDROOM FLAT
- LEASEHOLD 90 YEARS REMAINING
- TOWN CENTRE LOCATION
- COMMUNAL GARDEN
- HEATING - ELECTRIC
- OVER 60'S ONLY
- BEAUTIFULLY PRESENTED
- COMMUNAL LOUNGE
- COMMUNAL PARKING
- EPC - C

**Offers In Excess Of £60,000**

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**The Agent that goes the Extra Mile**







An opportunity to purchase a beautifully presented, one-bedroom flat, perfect for the actively retired, with a communal lounge, gardens and events/outings for the resident.

Situated within walking distance of Carmarthen Town Centre, with communal parking and landscaped gardens, this purpose-built, second-floor retirement apartment (over 60's), accessed via communal hallways with the additional use of a lift.

The accommodation comprises; an entrance hall, with built-in storage cupboard and door entry telephone system, bathroom with shower, WC and basin, living room, kitchen with fitted units and integrated appliances and double bedroom. Residents have the additional benefit of the use of a Residents Lounge, Residents, Laundry Room and communal parking.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 2nd exit onto Priory St/A484. Turn left onto The Avenue. Turn right onto The Parade. The entrance to the apartments is on your right. What3Words Reference; [///museum.cats.bind](http://museum.cats.bind)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.