

Terry Thomas & Co

ESTATE AGENTS



Flat 44 Ty Rees

The Parade, Carmarthen, SA31 1LY

A Two Bedroom third floor flat, within a very well presented purpose built complex of retirement apartments, specifically designed for the actively retired. Situated fronting the popular location of 'The Parade' which in itself has lovely footpath walks leading towards Glangwili Hospital and a wide range of amenities within the County town of Carmarthen. Having upgraded Economy 7 system, with 'Dimplex' electric heaters.

Offers in the region of £79,950

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Entrance Hall

15'8" x 3'3" extending to 9'2" (4.78 x 1.00 extending to 2.80)
Built-in coats cupboard. Walk-in storage cupboard. Airing cupboard having newly installed pre-lagged copper hot water cylinder. Washing machine included in sale. Doors to Lounge, Bedrooms 1 & 2, and Shower room. Communal facilities/services include 24 hour Careline services.

Lounge/ Dining room

14'0" x 13'10" (4.27 x 4.23)
Having feature fireplace with pine surround, tile hearth and tile insert. TV point. Air conditioning unit. Two double glazed sash windows to fore with superb views over the River Towy and valley.

Kitchen

6'9" x 7'4" (2.08 x 2.24)
A range of fitted base and eye-level units with cream-coloured door and drawer fronts, and marbleised-effect worksurface over incorporating stainless steel sink. Free-standing 'Belling' cooker with 4-ring halogen hob and extractor over. Space for fridge freezer.

Bedroom 1

8'11" x 13'3" (2.72 x 4.04)
TV point. Air conditioning unit. Double-glazed sash window to fore. Built-in double wardrobe.

Bedroom 2

13'10" x 5'3" (4.22 x 1.61)
Double-glazed sash window to fore, with built in cupboard.

Shower room

6'7" x 5'7" (2.03 x 1.71)
Comprising an open walk-in shower enclosure. Close-coupled economy flush WC. Oval-shaped wash hand basin fitted within a vanity unit, having high-gloss white coloured door fronts. Wall-mounted electric chrome ladder towel radiator. Extractor. The shower has an emergency push button near the floor.

Internally

Residents have the benefit of the use of a residential lounge, guest suite (subject to availability and booking) and laundry room. The landing areas with the 1st, 2nd and 3rd floor apartments are serviced by a lift. Telephone entry

system with intercom communicating with the residential House Manager and 24-hour care line services.

Externally

The development has the benefit of private communal parking. communal landscape gardens and is managed by a residential House Manager.

Tenure/ Leasehold

Leasehold - Six-monthly Service charge from 1st September 2022 to 28th February 2023 being £2,112.64. 125 year lease from 1998. Common areas included: Water, cleaning and maintenance, regular fire inspection. 24hr care line, and building insurance.

Residents pay their own council tax, heating, electricity, and telephone.

Ground rent £542.04.

Communal area include, Lounge, Laundry room, Parking area and gardens, also guest room to hire.





Floor Plan



Type: Flat

Tenure: Leasehold

Council Tax Band: C

Services: Mains electricity, water, and drainage. Electric heating.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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