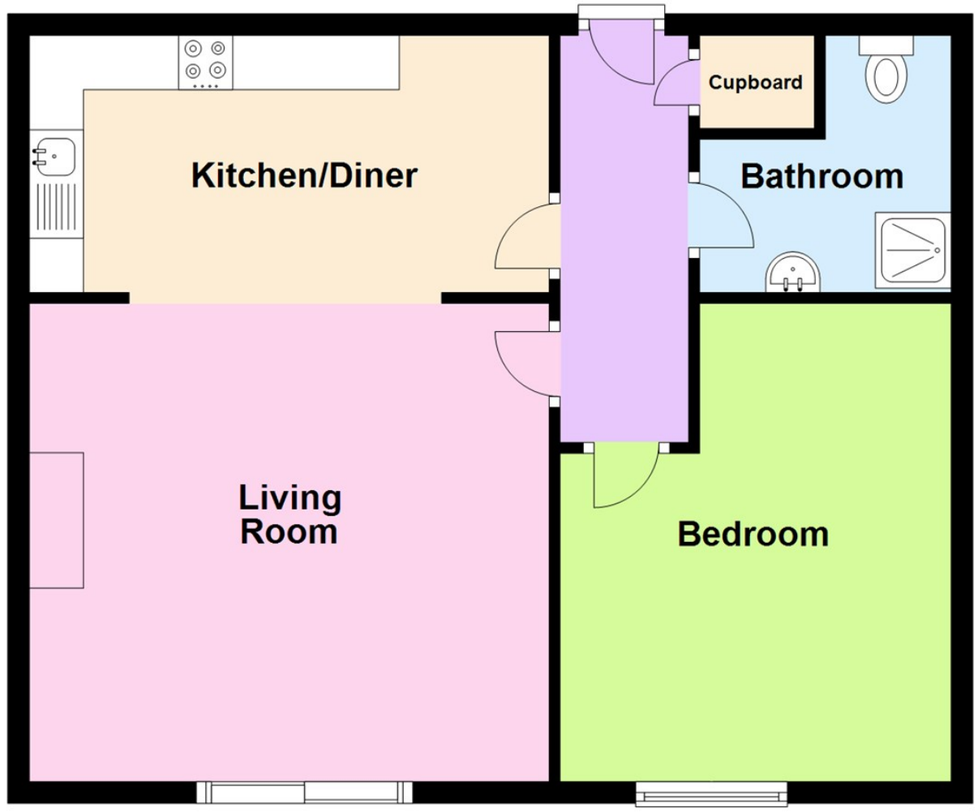
Ground Floor



GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
£500 PA Ground Rent £1092.70 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 C
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/CFP/04/22/OK EJL
These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

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

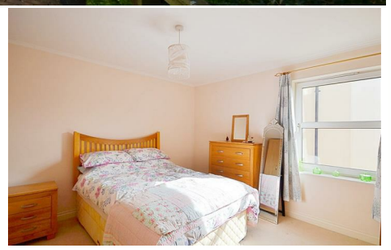
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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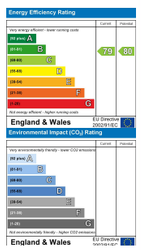






24 Hafan Tywi The Parade, Carmarthen, SA31 1LW

- RETIREMENT APARTMENT
- ONE BEDROOM
- SHOWER ROOM
- COMMUNAL PARKING
- CLOSE TO LOCAL AMENITIES
- LEASEHOLD
- BALCONY
- COMMUNAL LOUNGE AND CONSERVATORY
- COMMUNAL GARDENS
- EPC RATING: C



Offers In Excess Of £90,000

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

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An opportunity to purchase a one-bedroom flat, perfect for the actively retired, with a communal lounge 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 two lifts, the accommodation comprises; an entrance hall, with built-in storage cupboard and door entry telephone system, bathroom with shower, WC and basin, living room with french doors out to railed balcony area, kitchen with fitted units and integrated appliances and double bedroom. Residents have the additional benefit of the use of a Residents Lounge, Residents Conservatory, Guest Suite, 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.









ENTRANCE HALL

LOUNGE
13'10" x 14'7" (4.24 x 4.46)

KITCHEN/DINER
7'11" x 13'10" (2.42 x 4.24)

BEDROOM
14'1"(max)x11'4" (4.3(max)x3.47)

SHOWER ROOM



DIRECTIONS

From our office in Carmarthen, 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.