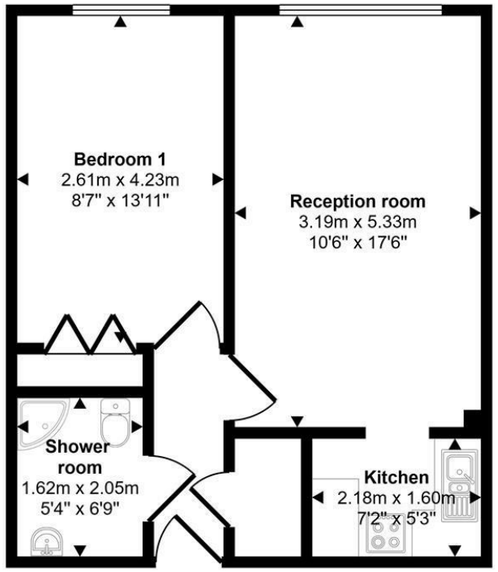
Approx Gross Internal Area
42 sq m / 453 sq ft



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
87 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 A
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.
RTD/JTP/10/26/ DRAFT JTP

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

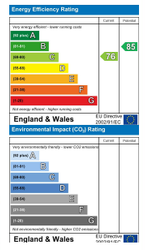
01267 236655
www.westwalesproperties.co.uk



Flat 39, Home Rees House 1-5 The Parade, Carmarthen, SA31 1LY

- ONE BEDROOM FLAT
- LEASEHOLD 87 YEARS REMAINING
- TOWN CENTRE LOCATION
- COMMUNAL GARDEN
- HEATING-ELECTRIC
- OVER 60'S ONLY
- CHAIN FREE
- COMMUNAL LOUNGE
- COMMUNAL PARKING
- EPC-C

£60,000



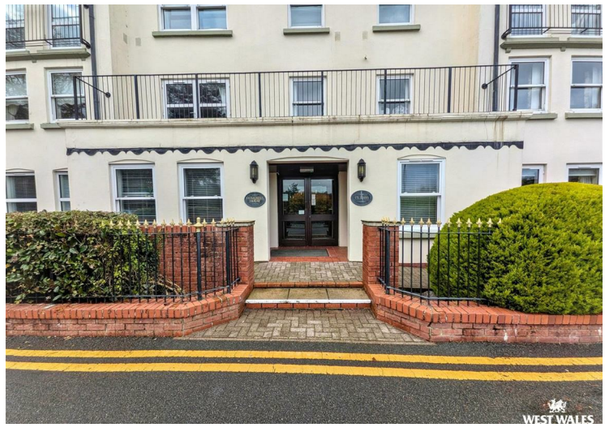
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The Agent that goes the Extra Mile







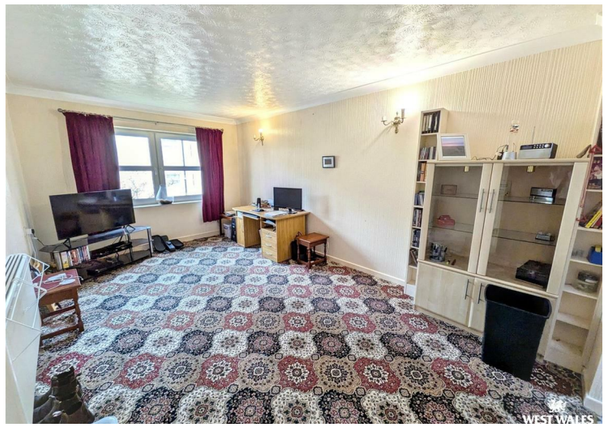




CHAIN FREE Homerees House, Ty Rhys: One Bedroom Retirement Flat *CHAIN FREE*

A well-presented, low-maintenance home in the heart of town, ideal for over 60s who want independence with the reassurance of a friendly community. This one-bedroom apartment sits within a popular retirement development and offers a light, practical layout throughout.

The lounge is a bright, comfortable room with a large window overlooking the leafy surroundings, with plenty of room for a dining area or home office. An archway leads through to the kitchen, which is fitted with white wall and base units, granite-effect worktops, a stainless steel sink and a freestanding double oven with ceramic hob.

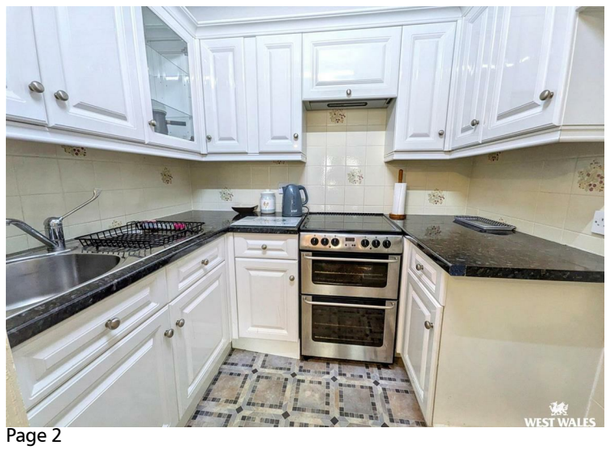




The bedroom is a well-proportioned double with built-in wardrobes and a fresh, neutral carpet. The shower room is fully tiled and includes a vanity unit and basin, a corner shower cubicle with electric shower and a WC.

Outside, residents share well-kept communal gardens with lawns and pathways, an ideal spot to relax or chat with neighbours. There is communal parking, and a residents' lounge provides a welcoming space for coffee mornings and events. The town centre location puts shops, services and amenities close by.

The property is leasehold with 87 years remaining and is available to those aged over 60 only. Viewing is highly recommended.







DIRECTIONS

Starting from Dark Gate in Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn right onto Heol Dwr/Water Street, then turn right onto St Catherine Street. Continue onto Barn Road and, at the roundabout, turn left onto Francis Terrace. Follow the road onto Richmond Terrace, which turns right and becomes Old Oak Lane. At the next roundabout, turn right onto Priory Street/A484, then turn left onto North Parade. Finally, turn right onto The Parade, where the property will be on your right. What3words: ///labels.clash.force

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