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## Flat 9, Hafan Tywi, The Parade, Carmarthen, Carmarthenshire, SA31 1LW

**Reduced To £179,950 ono**

Nestled in the heart of Carmarthen, this well-presented two-bedroom flat offers a delightful living experience. Spanning an impressive 836 square feet, the property boasts a light and airy atmosphere, enhanced by spacious rooms that invite comfort and relaxation. The flat features two generously sized bedrooms & one of the standout features of this property is the charming balcony, which offers great views over the picturesque town of Carmarthen. This outdoor space is ideal for enjoying a morning coffee or unwinding after a long day, all while taking in the beauty of the surrounding area. This flat is not only a wonderful home but also a fantastic opportunity for those seeking a vibrant lifestyle in a historic town. With its prime location, you will find yourself within easy reach of local amenities, shops, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize.



### Location & Directions

Very conveniently yet peacefully located on The Parade, a quiet no-through road - just 10 minutes walk from the centre of the County town of Carmarthen. Although quietly located, the town's amenities are within easy walking distance. Being the County town, Carmarthen offers a fantastic range of amenities including main-line Train Station, Regional Hospital, three Doctors Surgeries in town, numerous large Supermarkets etc. From St.Peter's Church car park, turn left at the exit (directly opposite St.Peter's Church) and at the mini roundabout take the first exit (left) and proceed for approximately 200 yards before turning right into NORTH PARADE. Continue for approximately 200 yards down to THE PARADE.

### Front Entrance Door to -



accessed from public hallway

### Entrance Hallway



with timber flooring & doors to -

### Boiler Cupboard

### Kitchen

14'2" x 8'11" (4.32m x 2.72m)



Contemporary kitchen being part tiled with a good range of base & wall units, eye level electric double oven, electric hob with extractor hood over, single drainer sink, spotlights & space for American style fridge / freezer.

### Utility / Shower Room

8' x 5'7" (2.44m x 1.70m)



Being fully tiled with WC, wash hand basin with vanity unit & shaver point



### Bedroom 2

14'2" x 9'2" (4.32m x 2.79m)



A light and airy room with picture window to the front,

### Lounge

16'10" x 12'6" (5.13m x 3.81m)



Spacious lounge area with spotlights & french doors opening onto balcony

### Balcony

8'11" x 2'11" (2.72m x 0.89m)

Railed balcony with great views over Carmarthen.

### Main Bedroom 1

14'1" x 8'11" (4.29m x 2.72m)



Spacious bedroom with plenty of natural light through picture windows to the front, further built in wardrobe & door to -

### En-Suite Shower Room

8'11" x 6'11" (2.72m x 2.11m)



A fully tiled & spacious suite with shower cubicle, WC & wash hand basin with vanity unit

### Services

Mains water, electricity & drainage.

### Council Tax Band 'D'

### LEASE

The apartment is held under the residue of the terms of a 125 year lease that commenced on the 1st July 2003.

### SERVICE CHARGE

Payable half yearly in advance on the 1st January and 1st July (Currently £1,192 for the period January to June 2024) to include the cleaning/maintenance of all communal areas including the garden, parking areas, lifts, stairwells, Buildings Insurance, use of the communal Laundry Room, maintenance/upkeep of CCTV, external lighting and controlled door entry systems etc. RESIDENTS are responsible for their

own electricity, heating, telephone, Water Rates, Council Tax charges and own home Contents Insurance which appertain to their own particular apartment.

#### **GROUND RENT**

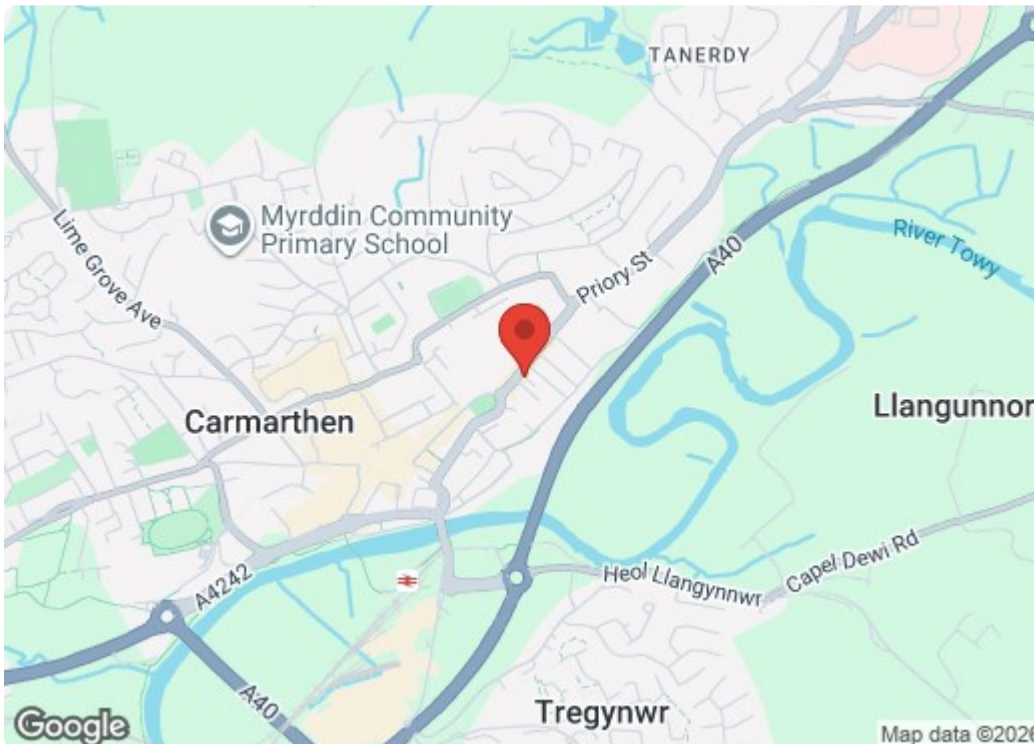
£700 payable half yearly in advance on the 1st January and the 1st July (£1.400.00p per year).

Approx Gross Internal Area  
78 sq m / 836 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.



Energy Efficiency 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		
	77	81
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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