

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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- **FREEHOLD DETACHED HOLIDAY CHALET.**
- **ESTABLISHED NON-RESIDENTIAL HOLIDAY PARK.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **JUST OFF B4312 LLANSTEFFAN ROAD.**
- **2 BEDROOMS. ON-SITE PARKING.**
- **THE CHALETs ARE ONLY FOR USE FOR RECREATIONAL/HOLIDAY USE AND NOT FOR RESIDENTIAL USE.**
- **ENCLOSED OUTSIDE AREA. EPC EXEMPT.**
- **2.5 MILES SANDY BEACH AND CASTLE AT LLANSTEFFAN.**

**Willow, No 80 Elmrise Park,
Pant yr Athro, Llangain,
Carmarthen, SA33 5AJ**

£47,000 OIRO
FREEHOLD

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

An excellent investment opportunity comprising a **2 BEDROOMED FREEHOLD DETACHED HOLIDAY CHALET** located on an established non-residential Holiday Park bordering the countryside just off the B4312 'Carmarthen to Llansteffan Road' (bus route) within 2.5 miles of the sandy beach and Castle at the popular estuarial village of Llansteffan that offers a Primary School and Community shop, is within 5 miles of the Leisure Centre and A40 trunk road at Johnstown and is located within 5.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

'Elmrise Holiday Park' benefits from heated and covered swimming pools, a site management office, children's play area, a pavilion style common room, laundrette facility and on-site parking. There is a bar and restaurant adjacent to the Park.

PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

APPLICANTS SHOULD NOTE THAT THE CHALETS ARE ONLY FOR USE FOR RECREATIONAL/HOLIDAY PURPOSES AND NOT FOR RESIDENTIAL USE.

THE CHALETS MAY BE LET FOR HOLIDAY USE ONLY AND NOT FOR LONG PERIODS OF TIME.

28 DAYS CONTINUOUS OCCUPATION IS CONSIDERED TO BE THE MAXIMUM DURATION OF A HOLIDAY.

FITTED KITCHEN 8' 7" x 6' 6" (2.61m x 1.98m) with oak strip effect laminate flooring. Cloak hooks Pine T&G boarded ceiling. PVCu double glazed window. PVCu part opaque double glazed entrance door. Fully tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit, ceramic hob and electric oven. Electric water heater. 6 Power points plus fused points. Archway to

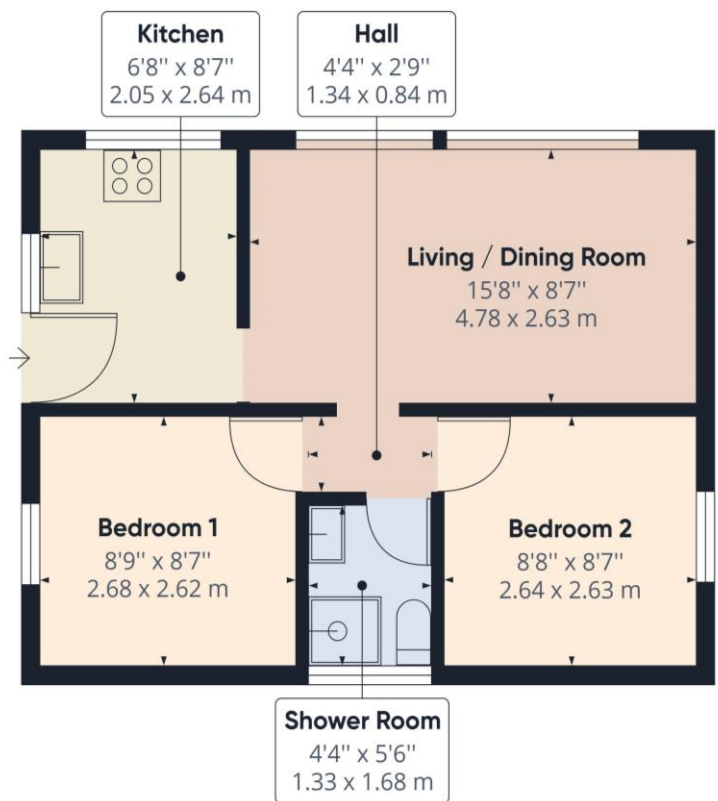
LIVING/DINING ROOM 15' 9" x 8' 8" (4.80m x 2.64m) with boarded effect laminate flooring. PVCu double glazed picture window. T&G boarded ceiling. Feature fireplace. 7 Power points.

INNER HALL with laminate flooring. Smoke detector. 2 Power points.

FRONT BEDROOM 1 8' 10" x 8' 7" (2.69m x 2.61m) with boarded effect laminate flooring. 2 Power points. PVCu double glazed window.

SHOWER ROOM 5' 6" x 4' 4" (1.68m x 1.32m) with laminate flooring. Fully tiled walls. Electric chrome towel warmer ladder radiator. PVCu opaque double glazed window. Wall mounted electric fan heater. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Wall mounted electric water heater. Shower enclosure with electric shower over and shower door.

REAR BEDROOM 2 8' 10" x 8' 7" (2.69m x 2.61m) with PVCu double glazed window. 4 Power points.



EXTERNALLY

Picket fenced decoratively stoned forecourt and decked terrace.
Store shed. OUTSIDE LIGHT.

MANAGEMENT CHARGE

covering the cost of the maintenance of all communal areas and services - **January to December 2022 = £1,716.00p.**





DIRECTIONS: - From **Carmarthen** take the **B4312** towards **Llansteffan**, travelling over the 'fly-over' and **past** 'Q.E. High Secondary School' and the Leisure Centre. Continue **through 'Llangain Square'** towards **Llansteffan** and having left **Lower Llangain** take the **right hand turning** for '**The Mansion House Restaurant** ' and '**Pantyrathro**' International Hostel (signposted). Continue up this tarmacadamed lane **past the left hand turning for 'The Mansion House'** and '**Hostel**' and as you enter Elmrise Park the property will be found a **little way in** on the **left hand side**.

ENERGY EFFICIENCY RATING: - N/A

ENERGY PERFORMANCE CERTIFICATE: - Exempt due to the Chalet having a floor area of **less than 50 Square Metres**.

SERVICES: - Mains electricity, water and drainage. No telephone connected.

RATEABLE VALUE – 2023/24 £1,375.00p.

BUSINESS RATES PAYABLE – 2023/24 = £735.63p. **BEFORE ANY RELIEFS ARE APPLIED.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.11.2022 - REF: 6483