

*Chalet In A Popular Site Close to Llansteffan & Carmarthen. Good Income Potential. Seasonal Use Of Facilities Including Pool. Conveniently Located for Llansteffan Beach & Castle 2 miles.*



87 Elm Rise Park, Llangain, Carmarthen, CARMARTHENSHIRE. SA33 5AJ.

**£43,000**

**R/4735/NT**

Lovely chalet on this popular site having an elevated location with views over the site of similar properties. The chalet is well presented and is non residential with the site closed for the month of January. Seasonal activities are available on site including swimming pool. 2 miles from Llansteffan with sandy beach, overlooked by a Castle with lovely walks and eateries. Carmarthen Town is 5 miles with eateries, leisure facilities and cinema etc.



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**CARMARTHEN**  
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Tel:01267 493444  
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## Please Note

The Chalet and site have strict rules and guidelines to follow. The property has not got full residential use and the site is closed during the month of January.

## Kitchen

2.6m x 2m (8' 6" x 6' 7")

Double Glazed window to side and entrance door.

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Electric oven and hob with extractor fan over. Space for fridge.



## Living / Dining Room

4.8m x 2.7m (15' 9" x 8' 10")

Picture window to front with views.



## Hallway

Storage area over and door to.

## Bedroom

2.7m x 2.7m (8' 10" x 8' 10")

Electric wall heater. Double glazed window to side.



## Bathroom

1.3m x 1.7m (4' 3" x 5' 7")



Shower cubicle, wc, pedestal wash hand basin, electric heater, localised wall tiles and opaque double glazed window to rear.



## **Bedroom**

2.7m x 2.02m (8' 10" x 6' 8")

Fitted cupboard with copper water tank. Double glazed window to side. Electric heater.

## **Management Charge**

There is a maintenance charge for the site of £172 per calendar month.

## **Services**

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Electric Heating.

## **Tenure**

We are informed the property is of Freehold Tenure and will be vacant on completion.

## **Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

## **Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo

Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

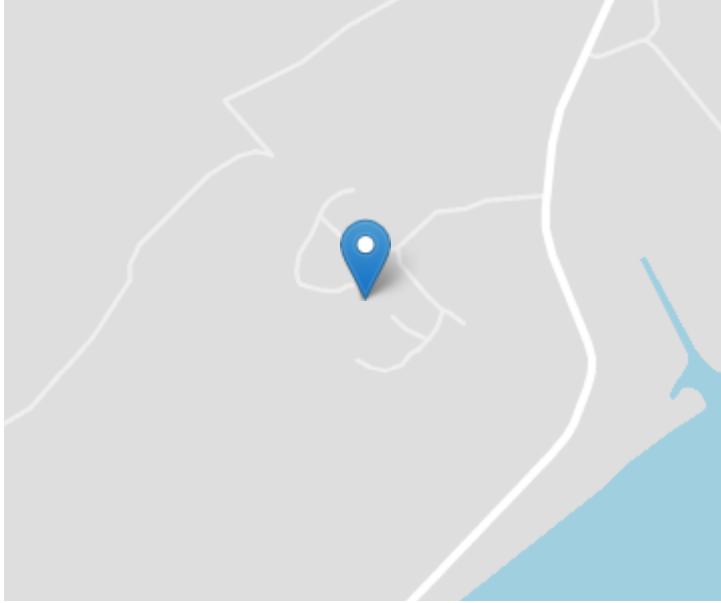
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Direction : Take the B 4312 towards Llansteffan. Through Johnstown and Llangain and carry on for a mile, turn right for Pantyrathro and keep right at the top. Enter the park where the property will be found at the top passed the site office on the right hand side.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

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