

Lovely Chalet on this popular site situated between Carmarthen and Llansteffan. Good income potential or for family enjoyment.



Chalet 77 Elm Rise Park Llangain, Carmarthen, Carmarthenshire. SA33 5AJ

£49,000

R/4474/NT

Popular location 2 miles from Llansteffan & Carmarthen. Lovely chalet which is well looked after and enjoys the benefits the site has to offer daily. Seasonal access to swimming pool etc. 2 Bedrooms and good sized living room with outside patio area to enjoy the views. Llansteffan has a lovely sandy beach, castle and walks with eateries, shop etc. Carmarthen town is 3 miles with cinema, eateries and leisure center including A 40 connection giving easy access to M 4 and westerly towards Pembrokeshire and Carmarthenshire coastline.



LAMPETER
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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Please Note

There is a 11 month occupancy restriction on the property.
The Park is closed during January.

kitchen

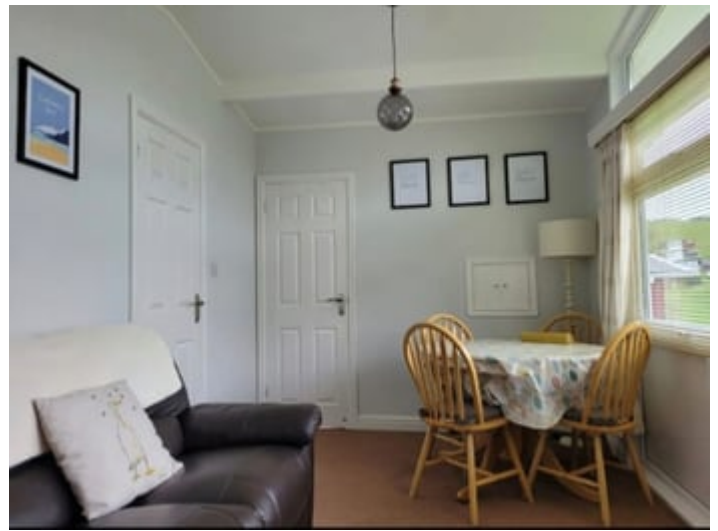


6' 8" x 8' 7" (2.03m x 2.62m)

Hallway

Living/ Dining Room

15' 8" x 8' 7" (4.78m x 2.62m)



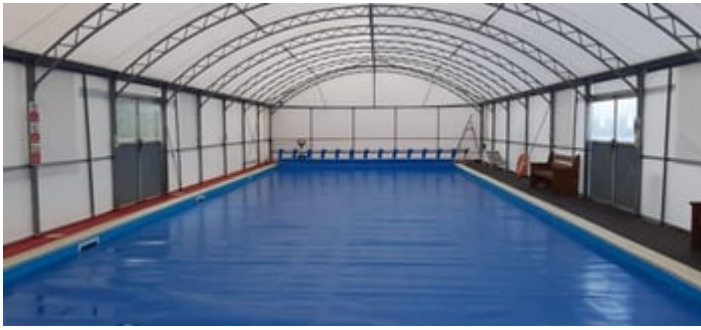
Bedroom

8' 9" x 8' 7" (2.67m x 2.62m)



Bedroom

8' 8" x 8' 7" (2.64m x 2.62m)



month.

Services

There is a maintenance charge for the site of £164 per month.

Kitchen

6'8" x 8'7"
2.05 x 2.64 m

Hall

4'4" x 2'9"
1.34 x 0.84 m

Living / Dining Room

15'8" x 8'7"
4.78 x 2.63 m

Bedroom 1

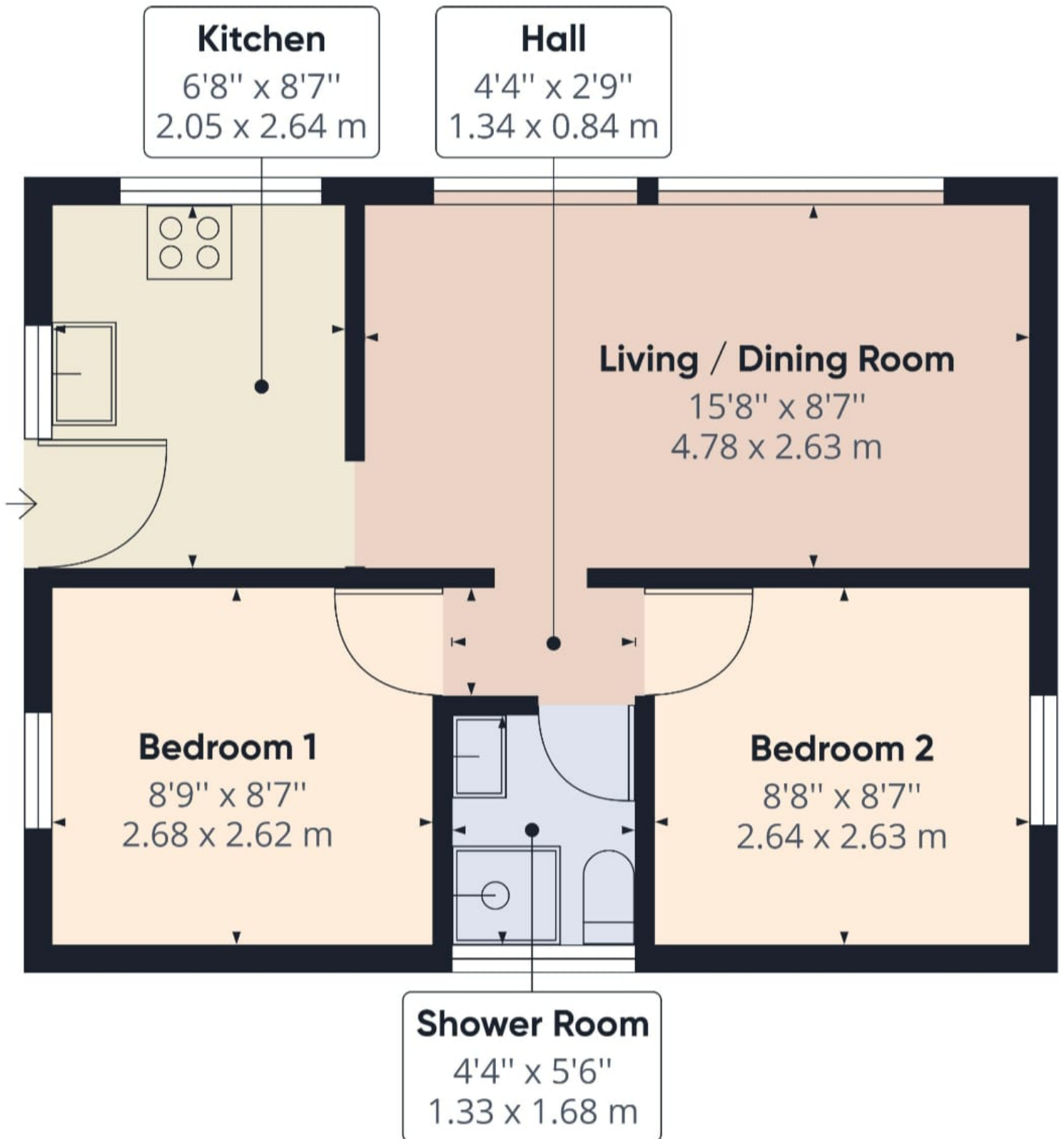
8'9" x 8'7"
2.68 x 2.62 m

Bedroom 2

8'8" x 8'7"
2.64 x 2.63 m

Shower Room

4'4" x 5'6"
1.33 x 1.68 m



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private. Residents.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: F (33)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

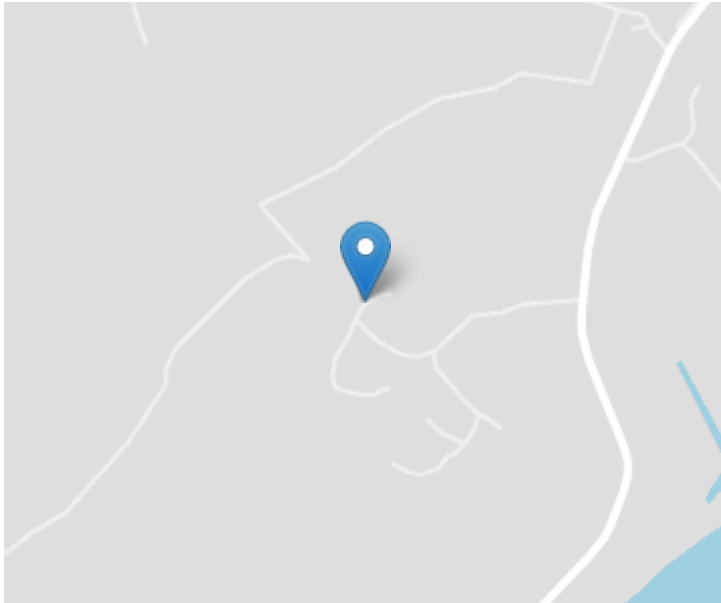
Any risk of coastal erosion? No

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

Services Mains Water, Electric and drains. Electric heating.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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