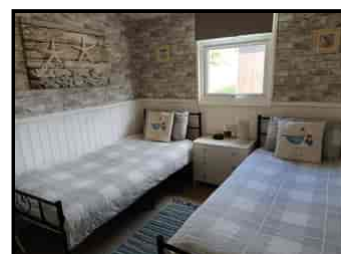


*Lovely Chalet on this popular site situated between Carmarthen and Llansteffan. Good income potential or for family enjoyment.*



Chalet 51 Elm Rise Park Llangain, Carmarthen, Carmarthenshire. SA33 5AJ.

**£43,000 Offers in Region of**  
**R/4555/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**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## 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)



## Externally

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



## Management Charge

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

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 E

N/A

**Parking Types:** Communal.

**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

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

**Flooding Sources:**

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

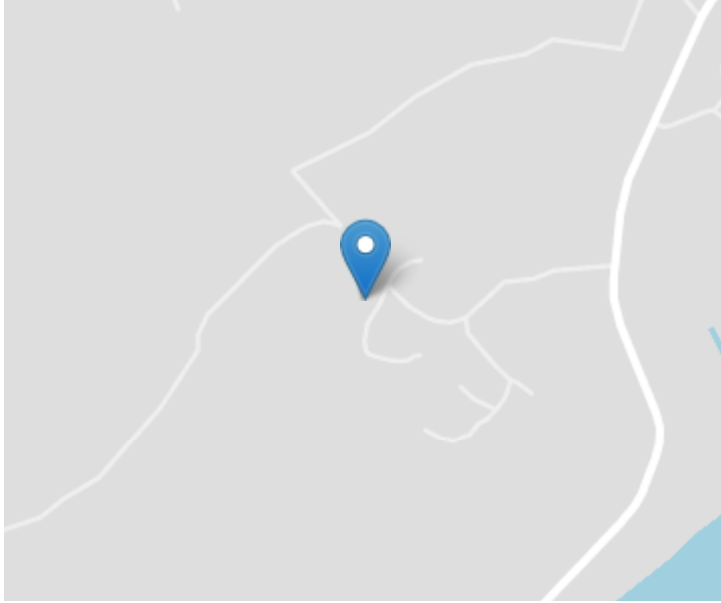
**Any risk of coastal erosion?** No

**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.

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

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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