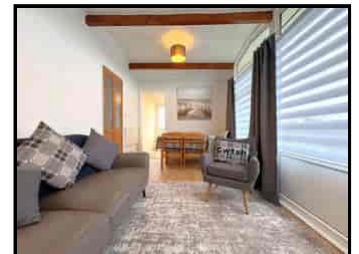


Well-Presented 2-Bedroom Chalet, Located Near the Coastal Village of Llansteffan. An Excellent Opportunity as Either a Holiday Home or Investment Property. The Chalet Benefits from Access to the Park's On-Site Amenities, Making it An Attractive and Convenient Choice for Both Personal Use and Rental Potential.



Chalet 59 Elm Rise Park Llangain, Carmarthen, Carmarthenshire. SA33 5AJ

£45,000

R/5144/NT

Well-presented two-bedroom chalet situated within Elm Rise Park in Llangain, near the popular coastal village of Llansteffan and just a short distance from the town of Carmarthen. Offering an excellent opportunity as either a holiday home or investment purchase with Elm Rise Park being open for 11 months of the year. The chalet benefits from the park's on-site seasonal amenities such as, heated pool, laundry facilities, children play area, woodland walks and more. Elm Rise Park enjoys a prime location with the stunning Carmarthenshire Coast Path right on its doorstep, while Llansteffan Beach is also close by, perfect for coastal walks and its well-known Llansteffan Castle. The nearby town of Carmarthen provides a wide range of amenities, including schools, a hospital, pubs, restaurants, supermarkets, a cinema and excellent transport links. Peaceful coastal setting with easy access to local amenities, this chalet presents a fantastic opportunity for those seeking a lifestyle getaway or a property with strong rental potential.



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Location

Elm Rise Park is Located in the village of Llangain. Enjoying a peaceful rural setting while remaining conveniently close to the bustling market town of Carmarthen, just a short drive away. Carmarthen offers a comprehensive range of amenities including shops, supermarkets, schools, healthcare facilities, leisure options, and excellent transport links. The picturesque coastal village of Llansteffan is also within easy reach, renowned for its sandy beach, historic castle, and scenic estuary views. The village is on a regular bus route providing convenient links to Carmarthen and Llansteffan, offering an easy and practical transport option.



Kitchen

1.962m x 2.627m (6' 5" x 8' 7")

Range of base units with work tops over with partially tiled splashback. Stainless steel sink with drainer and tongue-and-groove walls. Four-ring electric hob with oven beneath. Windows to the front and side providing a good amount of natural light.



Dining/ Living Room

4.797m x 2.675m (15' 9" x 8' 9")

Wood-effect flooring and exposed overhead beams. Large window to front allowing plenty of natural light. TV point, power sockets, and a radiator. Bifold door to





Hallway

Bedroom 1

2.692m x 2.625m (8' 10" x 8' 7")

Wood-effect flooring, side-facing window and electric heater.



Bathroom

1m x 1.737m (3' 3" x 5' 8")

Wood-effect flooring and a patterned tiled splash back. Vanity unit with hand wash basin, shower tray with electric shower. W/C, heated towel rail, shaver point, and a window to rear.



Bedroom 2

2.721m x 2.698m (8' 11" x 8' 10")

Wood effect flooring, electric heater and window to side.



Externally

Patio area with views.



Maintenance Charges

Management fees/ground rent is now £172 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 and Possession

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

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

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

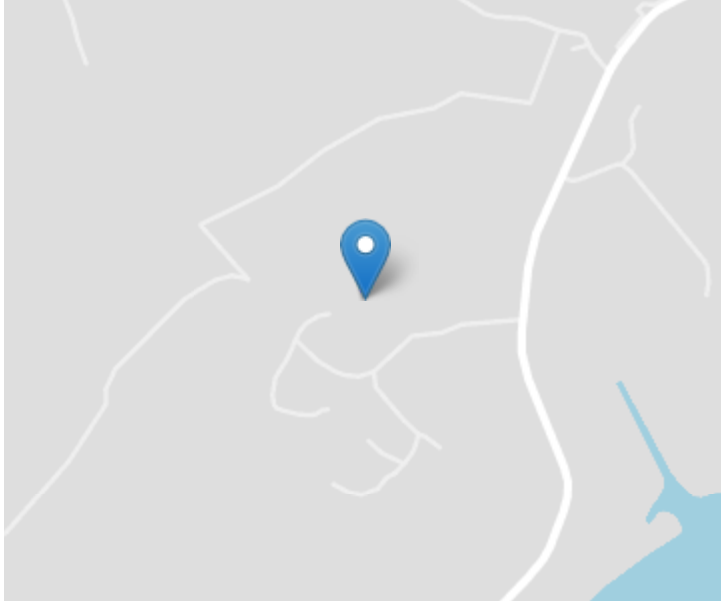
Any risk of coastal erosion? No

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

Directions : 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 :

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