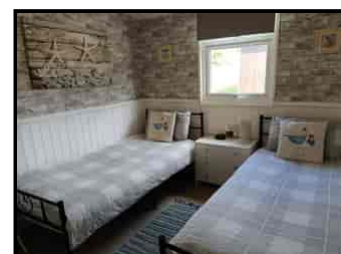


Lovely Chalet on this popular site situated between Carmarthen and Llansteffan. Good income potential or for family enjoyment.



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

£49,000

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.

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.

MATERIAL INFORMATION

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

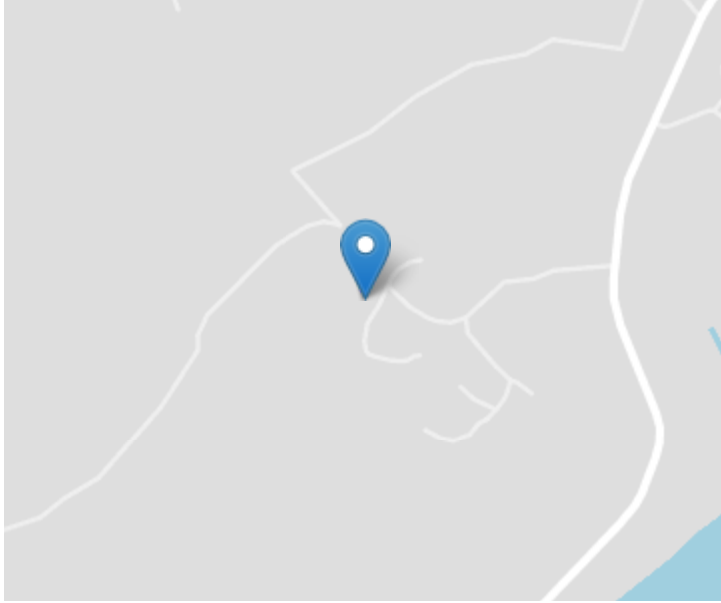
Any risk of coastal erosion? No

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
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SA31 3AD

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