

*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**

**£43,000 Offers in Region of  
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.



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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. You are able to stay in the chalets no longer than 28 days at a time.

## kitchen

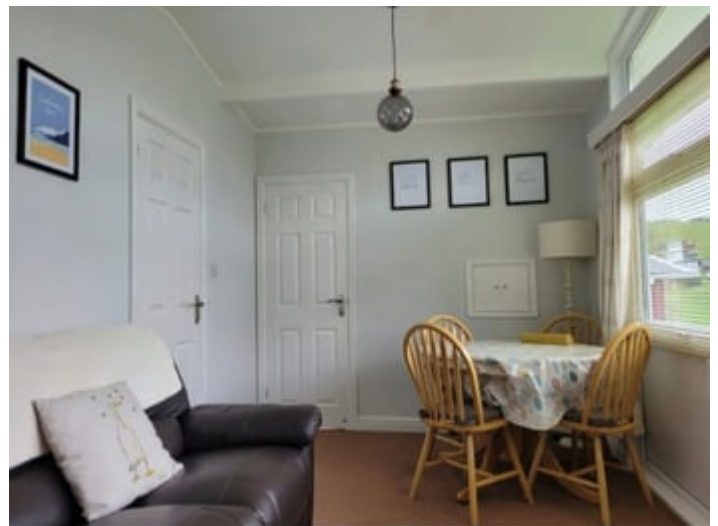


6' 8" x 8' 7" (2.03m x 2.62m)

## 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

Patio area.





## 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.

## Management Charge

Management fees/ground rent is now £172 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

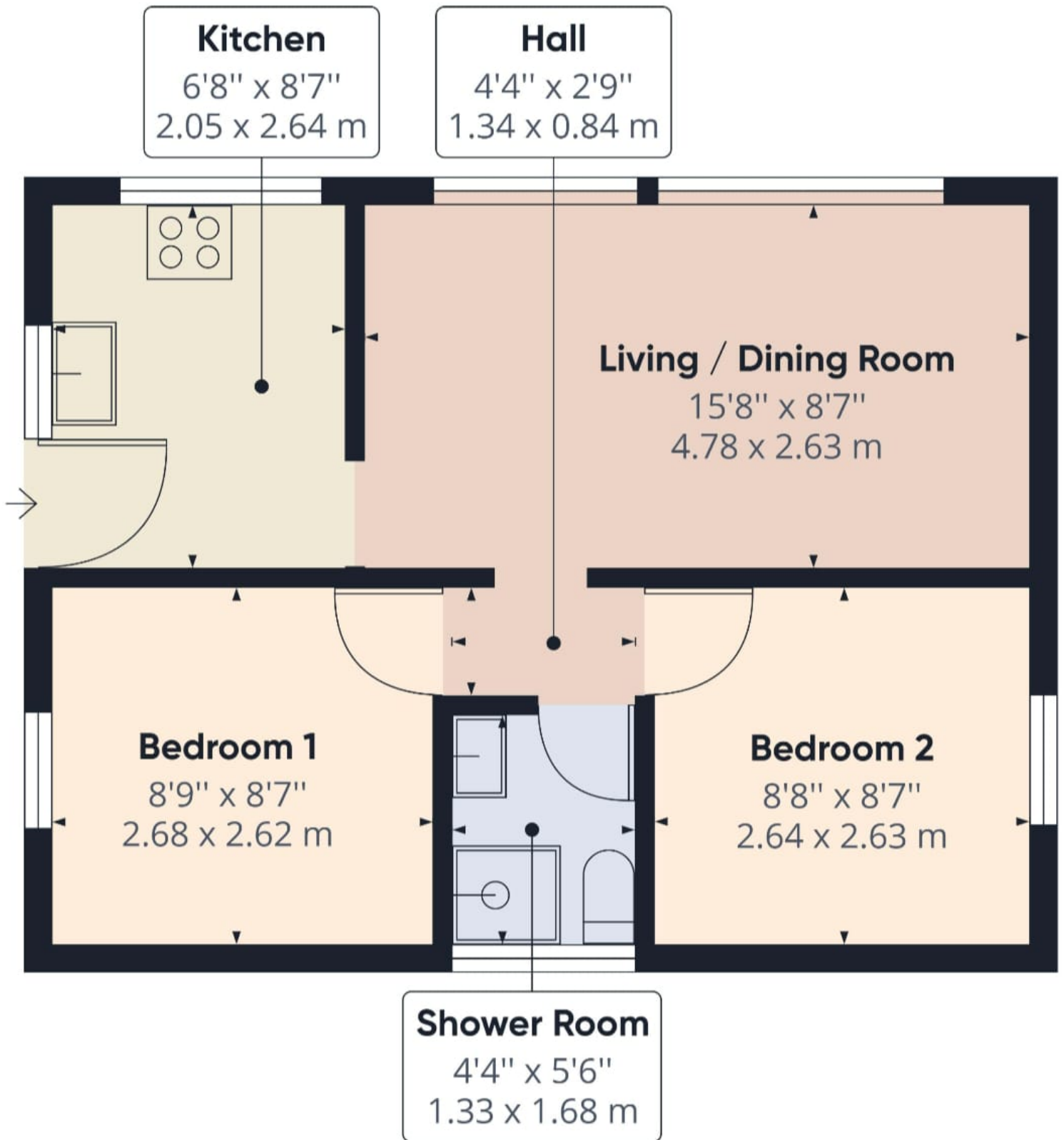
8'9" x 8'7"  
2.68 x 2.62 m

### 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

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**Council Tax:** Band A

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

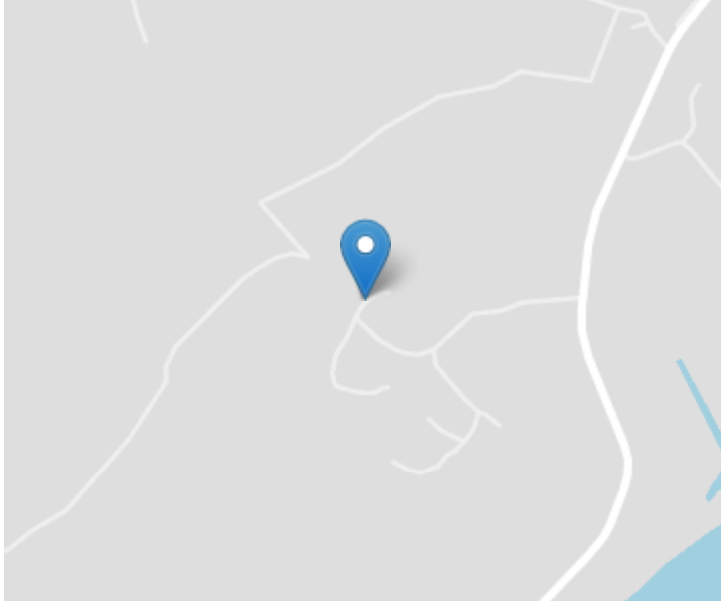
**Any risk of coastal erosion?** No

**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.

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## Energy Efficiency Rating

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

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

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