

*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

**£39,999 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.



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. 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.

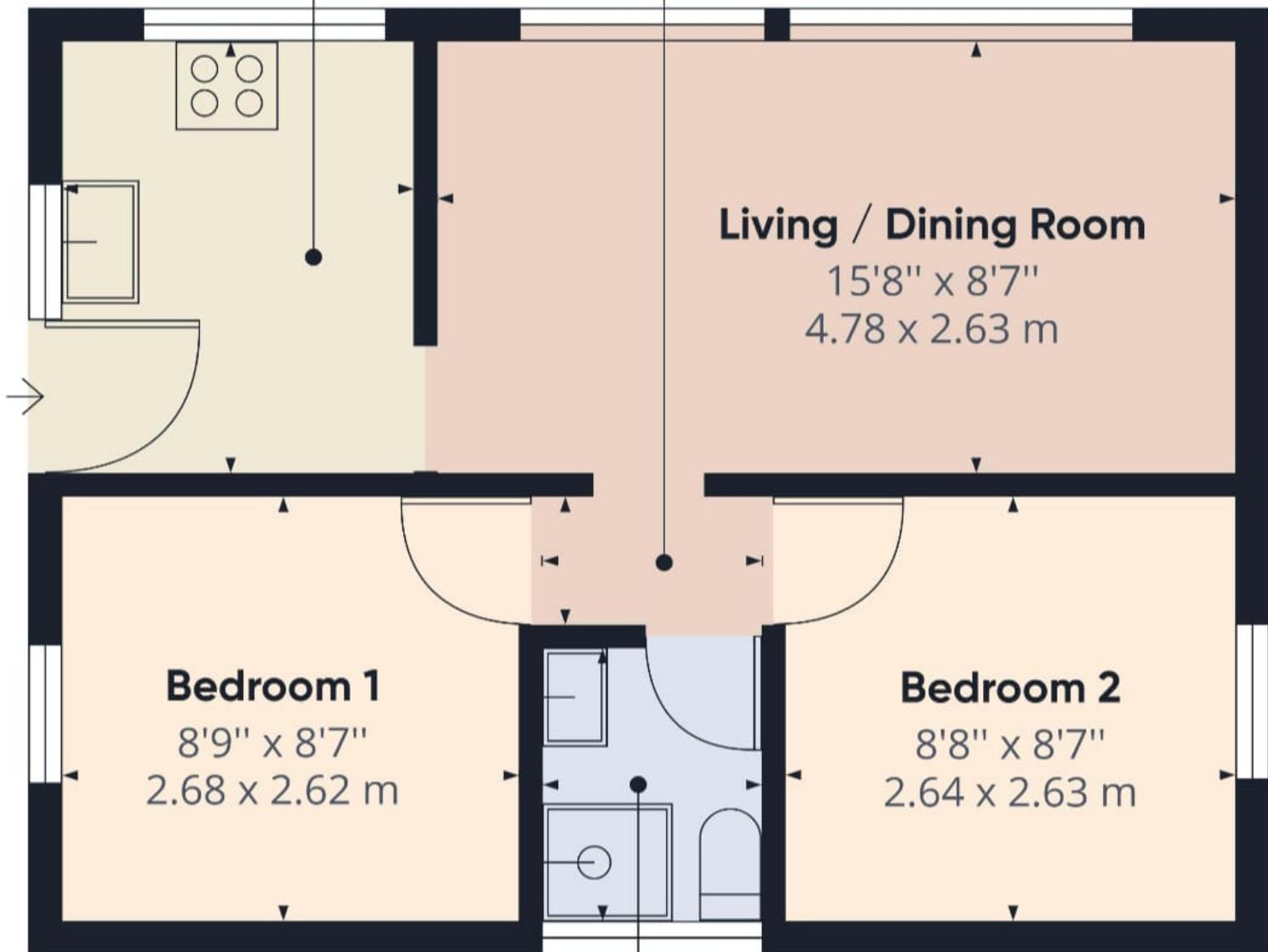


**Directions**

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.

**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 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

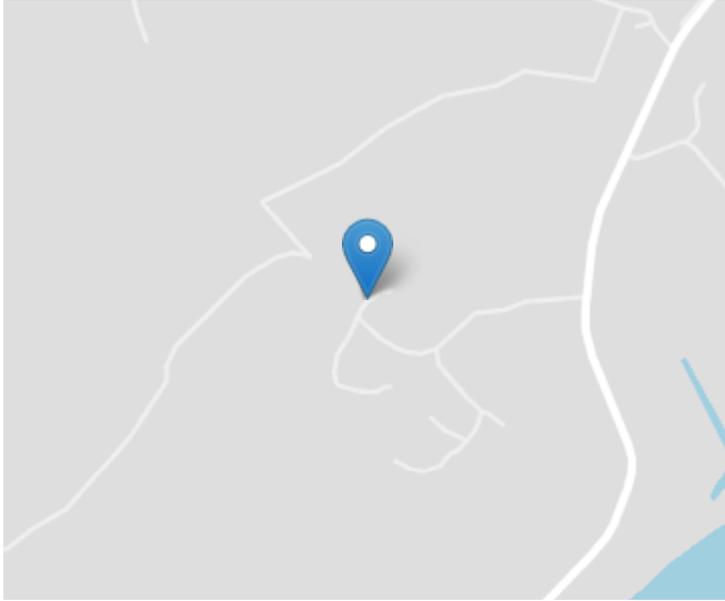
**Any risk of coastal erosion?** No

**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.

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

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)



Regulated by

**RICS**<sup>®</sup>