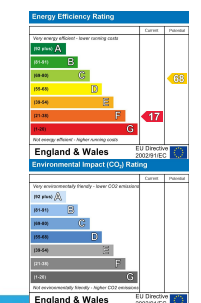




Chalet 192 Carmarthen Bay, Kidwelly, Carmarthenshire, SA17 5HQ

- Semi-detached Chalet
- Open-plan Lounge/kitchen/diner
- Well-presented Throughout
- Fees Paid for 2022
- EPC RATING G
- Three Bedrooms
- Ideal Holiday Home
- Patio Area & Communal Garden
- Sold as Seen



Offers In The Region Of £30,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold- Lease Term 43 Years ends 2065. Annual service charge £4998 Reviewed Annually.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on RLM/SC/0422/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

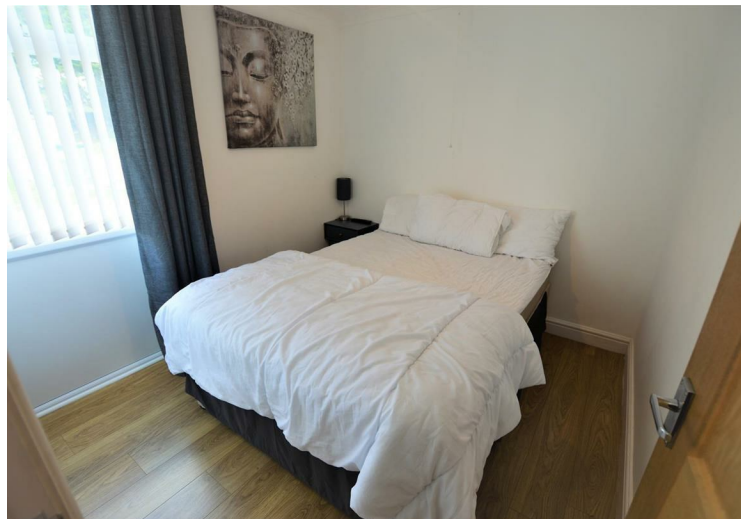


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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The Agent that goes the Extra Mile





Looking for a holiday home located in a prime holiday destination that offers a beautiful coastline and modern amenities then look no further. This well-presented THREE bedroom, semi-detached chalet gives a welcoming feel along with the sense of a home-from-home to enjoy a bit of relaxation and enjoyment. Cash buyers only, fees paid for 2022! Sold as seen! Phase 4. EPC RATING G.

Accommodation comprises of: Open plan lounge/kitchen/diner, shower room and three bedrooms. Externally, paved patio to the rear and communal lawned areas.

Carmarthen Bay is a popular holiday destination situated a short drive from the historic town of Kidwelly making this a prime location. The park offers many amenities on site along with a sandy beach and indoor pool and is open for 10 months out of the year. The park has a variety of lodges, caravans and holiday chalets located in the park.

**OPEN PLAN
LOUNGE/KITCHEN/DINER**
16'2" (max) x 15'8" max)
(4.950 (max) x 4.781
max))

BEDROOM 2
9'6" x 7'3" (2.920 x 2.213)

BEDROOM 3
8'7" x 7'0" (2.625 x 2.138)

INNER HALLWAY

SHOWER ROOM
5'4" x 5'4" (1.643 x 1.642)

BEDROOM 1
8'7" x 8'1" (2.618 x 2.467)

DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout, taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Keep travelling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. At the end of the road you will approach a roundabout, take the first turning off signposted "Kidwelly" and follow the road all the way through the town passing the old gatehouse of Kidwelly Castle on your right, as you go around a left-hand bend there is a turning on your left signposted "Ferry Side, Holiday Park". Follow the road up and around and take the fourth turning off on your left signposted "St Ishmel's Holiday Park". Follow the road until you get to the signposted turning left for the holiday park.



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.