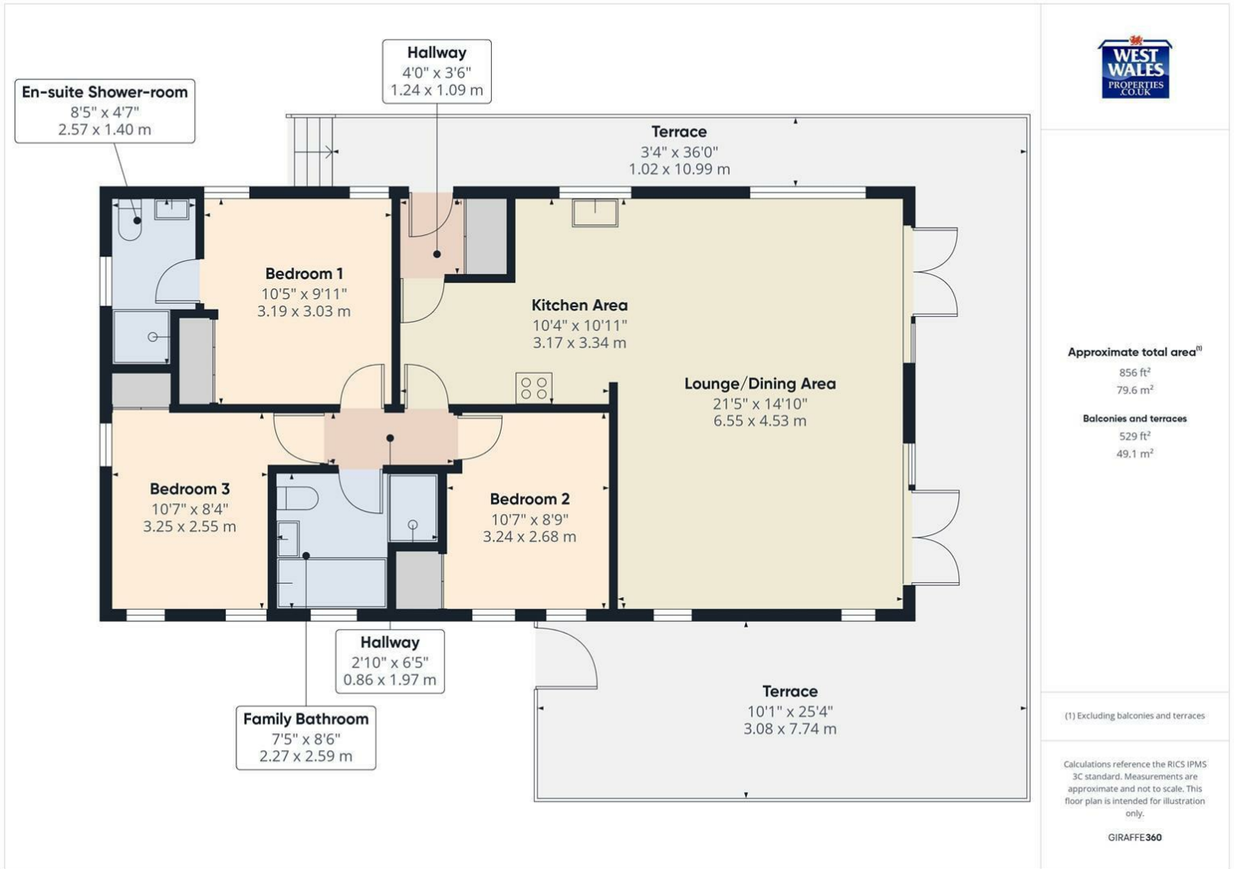


We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold, Phase 1- Lease term till 31/12/2068. Charges are as follows: £6.00p/a ground rent, £123.17 service charge. Ground rent increases in line with percentage change in retail price index.
SERVICES: Main electric, water and sewerage. We have not checked or tested any of the services or appliances at the property.
TAX: Band A

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

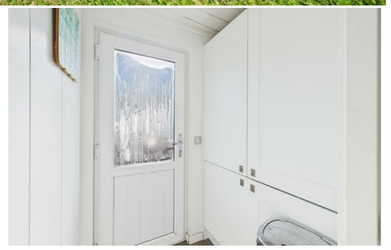
Take-on JHL/SC/0925/draft

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

01554 759655
www.westwalesproperties.co.uk



33, Atlantic View Carmarthen Bay Holiday Park, Kidwelly, Carmarthenshire, SA17 5HQ

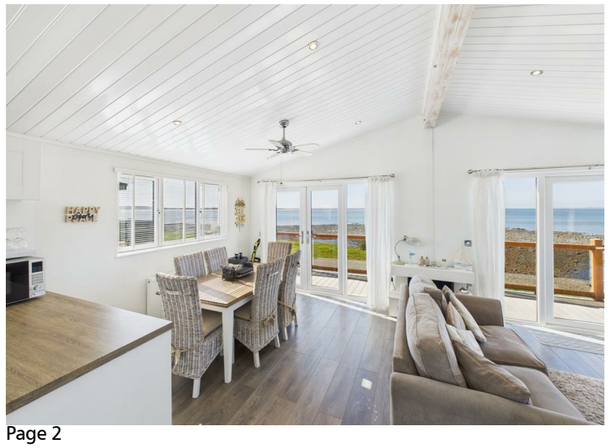
- **Detached Holiday Lodge Situated in Atlantic Way**
- **Three Double Bedrooms With Fitted Wardrobes**
- **Stunning Panoramic Views**
- **A Must View!**
- **EPC EXCEMPT. COUNCIL TAX BAND TBC.**
- **Open-plan Modern Living With All The Mod-cons & Immaculately Presented**
- **Family Bathroom & En-suite Shower Room**
- **Parking, Elevated Wrap-around Terrace & Additional Patio Area**
- **Sold As Seen**

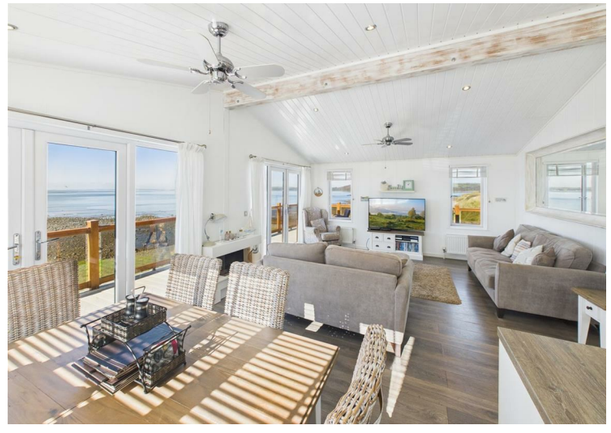
£140,000

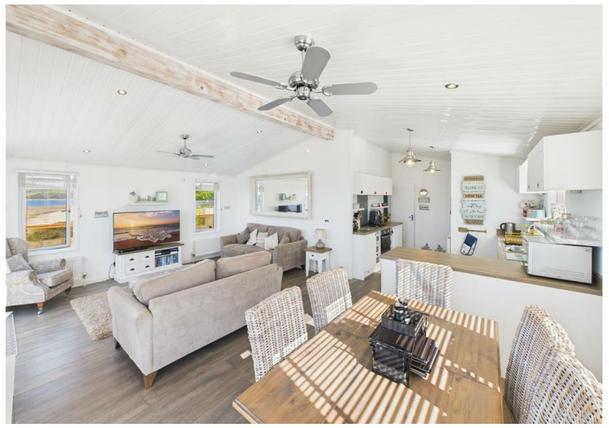
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile







If you are looking for a holiday home with fantastic coastal views in an idyllic and prime spot in Carmarthen Bay, look no further. What you see is what you get with this well-presented, THREE double bedroom detached lodge that gives you a welcoming feel and the sense of a home-from-home to enjoy relaxation and enjoyment. Two bonuses for the lodge one, the lovely panoramic coastline views and two, all contents and furniture are included minus the current vendors personal items. Why holiday abroad when you can holiday from home? Call today on 01554 759655. EPC RATING EXCEMPT.

Accommodation comprises a hallway, open-plan lounge/kitchen/diner, inner hallway, family bathroom, three double bedrooms all with fitted wardrobes and an en-suite shower room in the master bedroom. Externally, parking to the side and an elevated decked terrace that sweeps round the front and side of the lodge with a extra patio area.

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 on-site amenities, along with a sandy beach and indoor pool, and is open for ten months. The park has a variety of lodges, caravans and holiday chalets, adding to the holiday feel.

..AGENTS VIEWING NOTES

HALLWAY

KITCHEN AREA

LOUNGE/DINING ROOM AREA

INNDER HALLWAY

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

DIRECTIONS

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