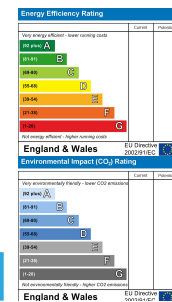


## Chalet 51 Gwendraeth View, Carmarthen Bay, Kidwelly, Carmarthenshire, SA17 5HQ

- Detached Non-traditional Construction
- Three Bedrroms
- Immaculately Presented Throughout
- Excellent Holiday Home
- EPC EXCEMPT. COUNCIL TAX BAND A.
- Phase 1 - Low Fees!
- Patio & Off-road Parking
- Fees Paid Until The End of 2025
- Viewing Recommended

£64,000

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*



VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold, Phase 1—Lease term until 31/12/2065, 41 years left. Charges are as follows: £6.00p/a ground rent £123.17 service charge. The service charge will increase by 5% compounded at the end of each five years, starting at the end of the first five years of the term.

SERVICES: Main electric, water and sewerage. 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 JHL/SC/0524/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.

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

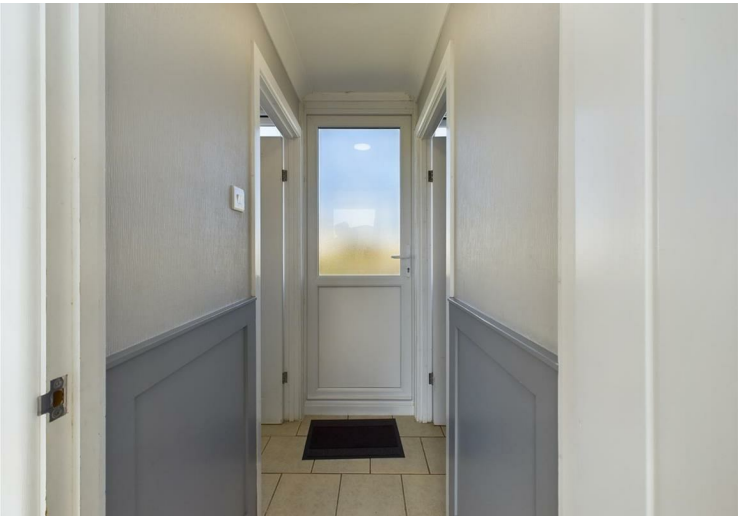
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Are you looking for a holiday home in the popular Gwendraeth View in Carmarthen Bay? Look no further! This THREE-bedroom detached chalet provides a comfortable and homely atmosphere to help you relax and enjoy your stay. The chalet has two advantages: firstly, the low fees for Phase 1 have been paid until the end of 2025, and secondly, it is immaculately presented and sold as seen! Why go abroad when you can have a beautiful holiday home in the UK? Call us today on 01554 759655 to book your stay. Please note that the EPC rating is exempt.

The chalet comprises a hallway, bathroom, an open-plan lounge/kitchen/diner, and three bedrooms. The exterior features parking at the front and a patio at the rear.

Carmarthen Bay is a popular holiday destination located a short drive from the historic town of Kidwelly, making it ideal. The park provides on-site amenities, including a sandy beach and indoor pool, and is open for ten months. The park has a range of lodges, caravans, and holiday chalets, further enhancing the holiday experience.



..AGENTS VIEWING NOTES

HALLWAY

BATHROOM

5'4" x 4'11" (1.65 x 1.51)

BEDROOM 3

7'9" x 7'3" (2.38 x 2.22)

OPEN  
PLAN/LOUNGE/KITCHEN/DINER  
AREA

15'5" (max) x 15'0" (max) (4.70 (max) x 4.58 (max))

BEDROOM 1

9'6" x 6'8" (2.90 x 2.04)

BEDROOM 2

7'11" x 7'10" (2.42 x 2.39)



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 See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.