

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. As of December 2022 Annual service charge is £104.74. £5.63 ground rent-(Ground rent increases 5% every five years)

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/jh/0622/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.

**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



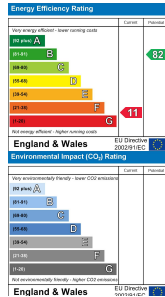
## Chalet 28 Carmarthen Bay Holiday Park, Kidwelly, Carmarthenshire, SA17

**540**

- Detached Holiday Chalet
- Open Plan Lounge/Kitchen?Diner
- Well Presented
- Patio Area & Communal Garden
- Three Bedrooms
- Phase One
- Ideal Holiday Home
- EPC Rating G

**Offers In Excess Of £70,000**

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**The Agent that goes the Extra Mile**







A rare opportunity to purchase a PHASE ONE holiday chalet located in a popular holiday park that offers a beautiful coastline and modern amenities. This well-presented THREE bedroom detached chalet gives a welcoming feel and the sense of a home-from-home to enjoy a bit of relaxation and enjoyment. Cash buyers only. Sold as seen! 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 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 located in the park.

**Entrance Hall**

7'4".x 6'5" (2.26.x 1.97)

**Shower Room**

**Bedroom One**

8'0" x 7'4" (2.45 x 2.25)

**Bedroom Two**

7'5" x 6'9" (2.28 x 2.08)

**Bedroom Three**

7'10" x 7'0" (2.403 x 2.15)

**Lounge/Diner**

15'5" x 9'5" (4.70 x 2.89)

**Kitchen Area**



**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.