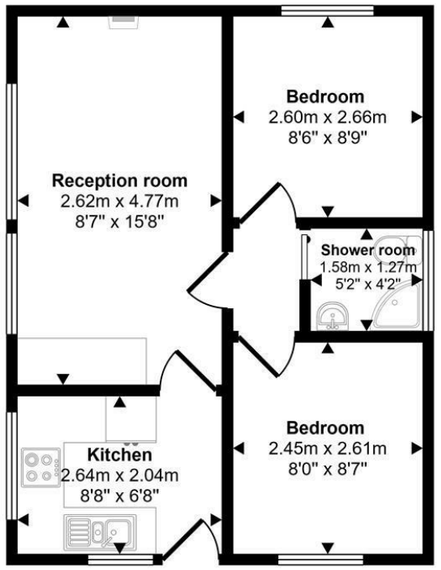
Approx Gross Internal Area
37 sq m / 394 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
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
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/11/26 DRAFT JTP

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



5 Elmrise Park Holiday Village, Llangain, Carmarthen, SA33 5AJ

- HOLIDAY CHALET
- RECENTLY RENOVATED
- SEASONAL SWIMMING POOL
- PEMBROKESHIRE COASTAL PATH ACCESSIBLE FROM CHALET PARK
- HEATING-ELECTRIC
- TWO BEDROOMS
- OUTDOOR AREA AND WOODLAND WALKS
- BEAUTIFULLY PRESENTED
- 5 MINUTE DRIVE TO LLANSTEFFAN
- EPC-EXEMPT

£45,000

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The Agent that goes the Extra Mile













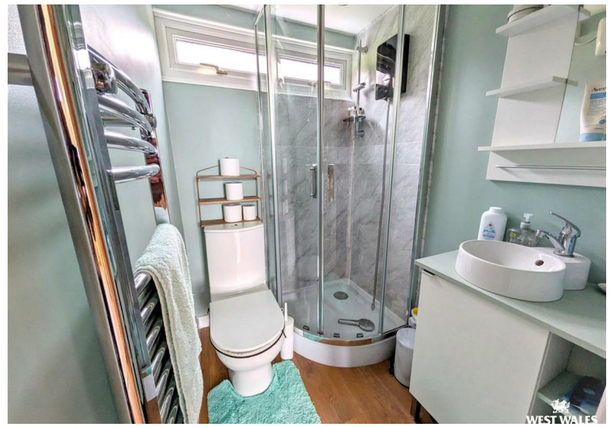
Set on a peaceful hillside, this beautifully presented two-bedroom holiday chalet is the perfect place to swap everyday life for fresh air and big skies. Finished in classic deep red timber cladding with crisp white frames, it has been recently renovated to a standard that will impress from the moment you step inside.

The bright, airy living room features a vaulted ceiling and a picture window with sweeping views across the park and countryside beyond. Soft blue-green furnishings, warm oak-effect flooring and a cosy stove-style fire create a welcoming atmosphere, while a handy drop-leaf table tucks away when you need extra space. The modern kitchen, with cream shaker-style units, oak-effect worktops and a striking coastal splashback, comes complete with an integrated oven, microwave and hob. Both bedrooms are comfortable double rooms with plenty of storage, and the contemporary shower room offers a corner enclosure, heated towel rail and vanity basin.

Outside, a paved patio provides a sunny spot to unwind, with neatly kept communal grounds, a play area and woodland walks right on your doorstep. In the warmer months, the seasonal swimming pool adds a touch of holiday magic.

The Pembrokeshire Coastal Path is accessible directly from the chalet park, and the charming village of Llansteffan is just a five-minute drive away. Whether you want a holiday retreat of your own or a rewarding addition to your portfolio, this lovely chalet is not to be missed. Early viewing is highly recommended.













DIRECTIONS

Starting from Dark Gate, Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn right onto Morfa Lane (B4312), then take the left exit at the roundabout onto Picton Terrace (B4312). Continue along the B4312, then turn left onto Llansteffan Road (B4312). Follow this road for approximately 5 miles before turning right onto Pant Yr Athro. Continue along the road towards Elmrise Park, which will be your destination. The Chalet is located up by the swimming pool. What3words: ///historic.hidden.renewals

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