



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.

EJL/REM/09/22/OK EJL

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

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64 Elm Rise, Llangain, Carmarthen, Carmarthenshire, SA33 5AJ

- HOLIDAY CHALET
- OPEN PLAN LIVING AREA
- COUNTRYSIDE VIEWS
- NON-RESIDENTIAL HOLIDAY PARK
- ON-SITE SWIMMING POOL
- THREE BEDROOMS
- ON-SITE PARKING
- 2 MILES FROM LLANSTEFFAN BEACH
- OUTSIDE DECKING AREA
- EPC EXEMPT

Offers In Excess Of £45,000



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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a three bedroom, freehold, Holiday Chalet located on a popular holiday park in Llangain. Situated only a short distance from the estuary village of Llansteffan, benefiting from its own beach and Castle.

The chalet comprises of an open-plan kitchen/dining/living room with fitted units, three bedrooms and a family bathroom. Externally the property benefits from a fenced decked seating area ideal for BBQs and entertaining with countryside views.

Elm Rise Holiday Park benefits from a seasonal heated & covered swimming pool, site management office, children's play area, a pavilion-style common room, launderette facility and stunning views. There is a Bar and a Restaurant adjacent to the park.

Often described as Wales' best kept secret, the idyllic village of Llansteffan is one never to be overlooked. Its lively community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest. The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views. For anything you can't get in the village, the County town of Carmarthen is only 8 miles away and has everything you could require for modern day living.



KITCHEN / DINER / LIVING ROOM

16'0" x 8'11" (approx) (4.89 x 2.72 (approx))

BEDROOM

7'10" x 5'8" (approx) (2.39 x 1.75 (approx))

BEDROOM

7'10" x 10'11" (approx) (2.41 x 3.34 (approx))

BEDROOM

7'9" x 7'11" (approx) (2.38 x 2.43 (approx))

BATHROOM

4'7" x 5'9" (1.40 x 1.77)



DIRECTIONS

Leaving the town of Carmarthen take the B4312 towards Llansteffan. Approximately 4 miles out of Carmarthen you enter the village of Llangain, continue through the village and take the first turning on the right, signposted Pant Yr Athro, continue along this road and take the right fork which takes you directly to Elmrise Park, continue along and the property can be found on the right side shortly before you reach the Park Site Office. What3Words -yesterday.dumpy.flukes

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