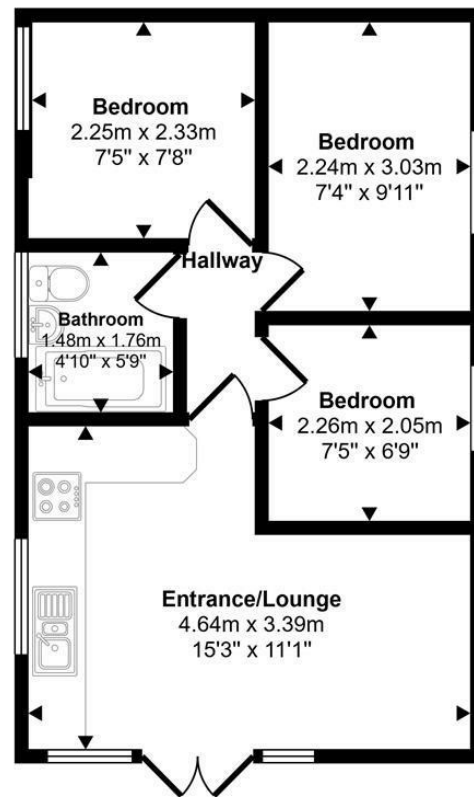


Approx Gross Internal Area  
36 sq m / 386 sq ft



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 Leasehold.

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/06/26 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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

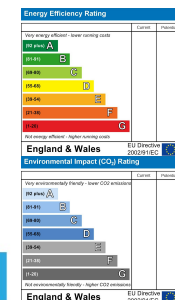
01267 236655  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



**Chalet 63 Elmrise Park, Llangain, Carmarthen, SA33 5AJ**

- DETACHED CHALET
- KITCHEN + LOUNGE
- PEMBROKESHIRE COASTAL PATH ACCESSIBLE FROM CHALET PARK
- SEASONAL SWIMMING POOL
- HEATING- ELECTRIC
- THREE BEDROOMS
- OUTDOOR DECKING SEATING AREA
- OUTDOOR AREA AND WOODLAND WALKS
- 5 MINUTE DRIVE TO LLANSTEFFAN
- EPC-

**£47,000**



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

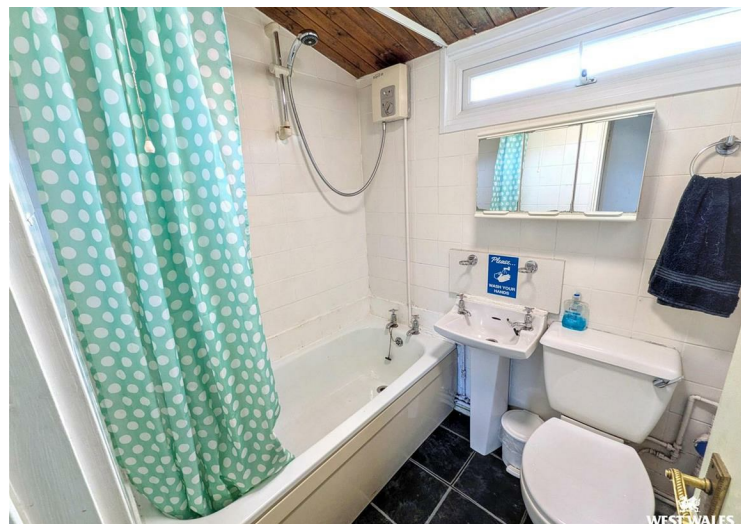


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**The Agent that goes the Extra Mile**





Nestled within a peaceful woodland setting, this delightful detached three-bedroom chalet offers the perfect blend of comfort, nature and coastal living. Featuring a bright open-plan kitchen and lounge, private decking with seating area, and access to attractive outdoor spaces, it's an ideal retreat for families, couples and holidaymakers alike.

Enjoy direct access to the stunning Pembrokeshire Coast Path from the chalet park, explore scenic woodland walks, or relax by the seasonal swimming pool during the warmer months. Conveniently located just a five-minute drive from Llansteffan and its beautiful beach, this property provides an excellent opportunity to own a tranquil coastal getaway in one of West Wales' most picturesque locations.



**DIRECTIONS**  
From Dark Gate in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Lammas Street. Turn right onto Morfa Lane (B4312), then at the roundabout take the left exit onto Picton Terrace, continuing to follow the B4312. Stay on the B4312 for approximately 5 miles towards Llansteffan before turning right onto Pant Yr Athro. Continue along this road and the destination will be found on the right-hand side.  
What3words: ///beanbag.fancied.nets

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