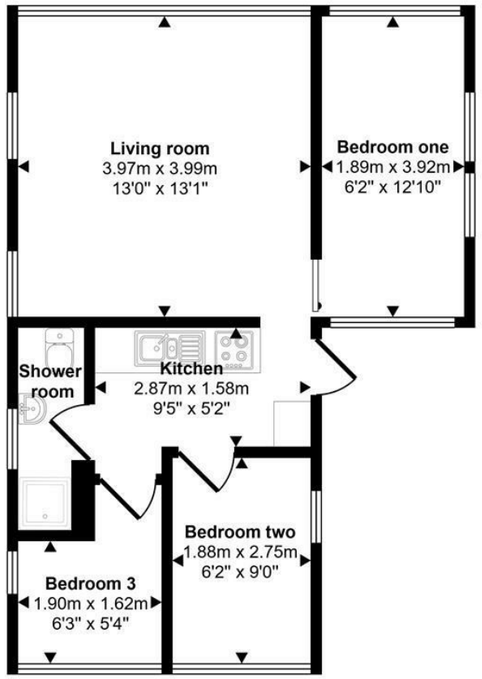
Approx Gross Internal Area
42 sq m / 453 sq ft



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.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 99 years from 20th May 1983
ANNUAL GROUND RENT: £50 + VAT
GROUND RENT REVIEW PERIOD: Fixed
ANNUAL SERVICE CHARGE AMOUNT: £3,774.50
SERVICE CHARGE REVIEW PERIOD: Annually

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'A' Carmarthenshire

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



28 Penlan Holiday Park (Awelon) Cenarth, Cenarth, Newcastle Emlyn, SA38 9JN

- Leasehold Chalet
- Living / Dining Room
- Leasehold with 56 Years Remaining
- Decking Area
- Electric Heating
- Three Bedrooms
- Ideal Writer's / Artist Retreat
- Allocated Parking
- Approx. 1 Mile To Cenarth Falls
- EPC Rating: Exempt

Offers In The Region Of £38,000

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

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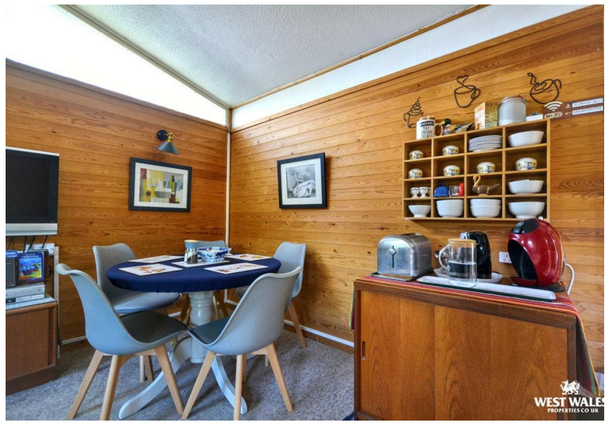
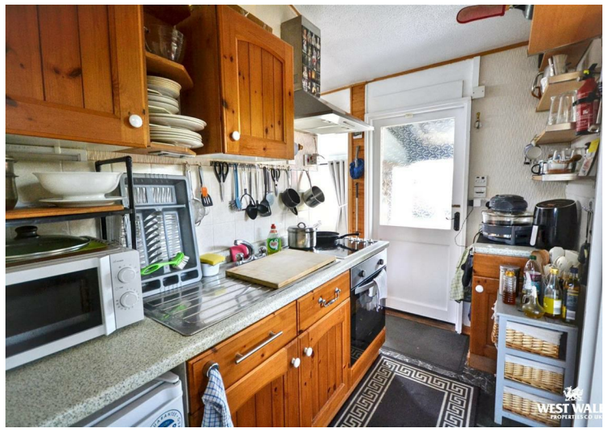
The Agent that goes the Extra Mile













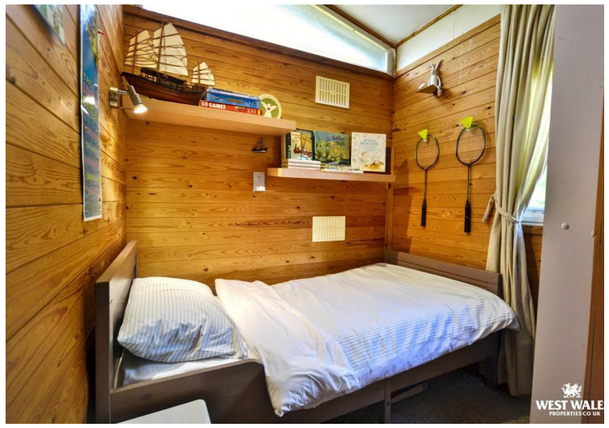
A well presented and cosy timber chalet situated within Penlan Holiday Village, set in an approximately 24-acre landscaped holiday park on the outskirts of the rural village of Cenarth, famous for its picturesque waterfalls. The popular market town of Newcastle Emlyn is approximately 4 miles away.

The chalet provides a welcoming home-from-home and is well presented throughout. On entering, you are greeted by a well-equipped kitchen fitted with a range of practical units. A door leads through to the comfortable living and dining area, where a dedicated breakfast bar has been thoughtfully created alongside the dining space to house the toaster, kettle and coffee machine, leaving the main kitchen area uncluttered. This provides a relaxed and sociable setting in which to unwind and enjoy time with family and friends. The accommodation is completed by three bedrooms, including two comfortable doubles with windows overlooking the front of the chalet, together with a shower room. The single bedroom has previously been used as a dedicated writer's room, providing a peaceful and inspiring setting where published authors have enjoyed the tranquillity and space for their creativity to flourish.

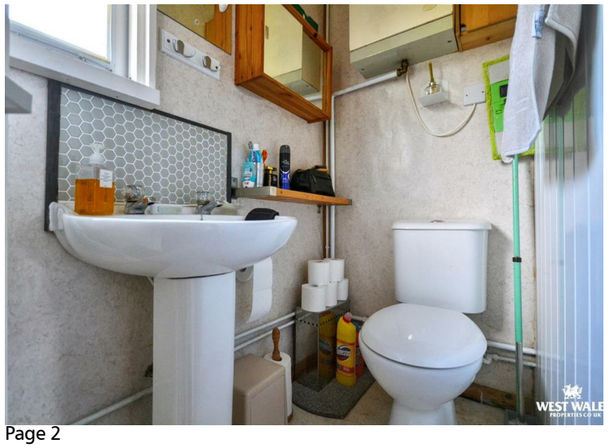
Externally, the chalet enjoys a decked seating area to the front, overlooking a pleasant lawn — the perfect spot for enjoying the landscaped surroundings, relaxing with a morning coffee or outdoor dining. Beneath the chalet, there is a great storage area, providing a great space to store outdoor equipment and holiday essentials.

Please note permanent living is NOT permissible on this site. The site closes between 1st January and 28th February each year. The Chalet is also exempt from second home council tax.





About the Area - Bordering Ceredigion and Carmarthenshire, the village of Cenarth is famous for its cascading Cenarth Falls, its salmon fishing and coracle boats! A beautiful spot left relatively unspoilt over the years, it's popular with tourists and locals. The village has plenty on offer with beautiful walks available along the River Teifi, tea shop, cafe, public houses, garage with a large convenience store, primary school and holiday parks. Cenarth is within easy reach of good-sized towns being only 2.9 miles west of Newcastle Emlyn and 7.6 miles south







DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, turn right just after the bridge, sign-posted for Boncath. Continue along this road until you see signs for Penlan Holiday Park and take the first right. Follow the road and take the second left. Continue along the road near the top you will find 28 on your left hand side. What three words - ///that.paraded.chess

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