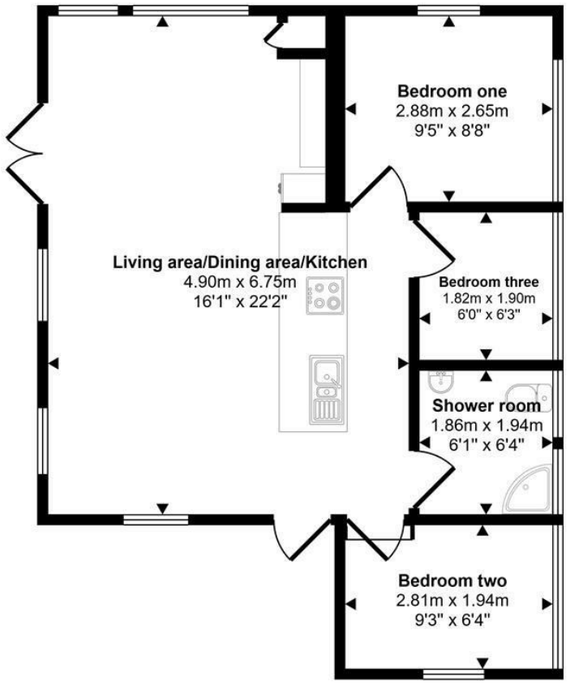
Approx Gross Internal Area
52 sq m / 565 sq ft



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: 70 YEARS REMAINING
ANNUAL GROUND RENT: £200 + VAT
GROUND RENT REVIEW PERIOD: Fixed
ANNUAL SERVICE CHARGE AMOUNT: £3,954.52 including Ground rent, Maintenance Fee, VAT, Water + Natural Resources Wales Charge.
SERVICE CHARGE REVIEW PERIOD: Subject to a 15% Maximum Annual Increase
COUNCIL TAX: Band A - Carmarthenshire County Council
SERVICES: We have not checked or tested any of the services or appliances at the property.

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
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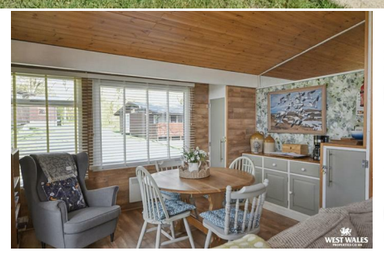

The Bird House, 44, Penlan Holiday Village Cenarth, Newcastle Emlyn, Camarthenshire, SA38 9JN

- **Extended Holiday Lodge**
- **Established Holiday Let Income**
- **Well Presented & Fully Furnished**
- **Decking Area & Parking**
- **Electric Heating**
- **Three Bedrooms / Sleeps Five**
- **Holiday Park & Outdoor Swimming Pool & Bar**
- **Open Plan Kitchen / Living Area**
- **70 Years Remaining on Lease**
- **EPC Rating: Exempt**

Price £50,000

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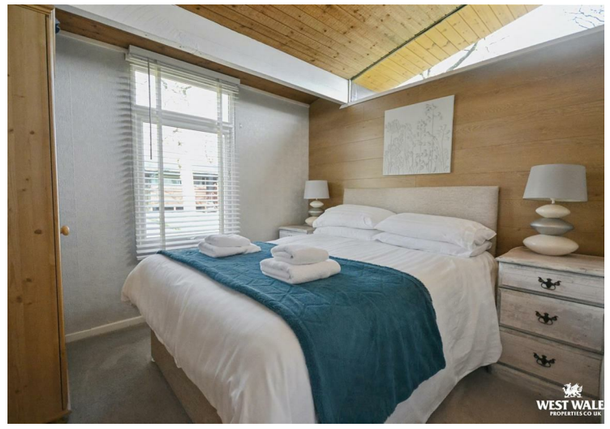
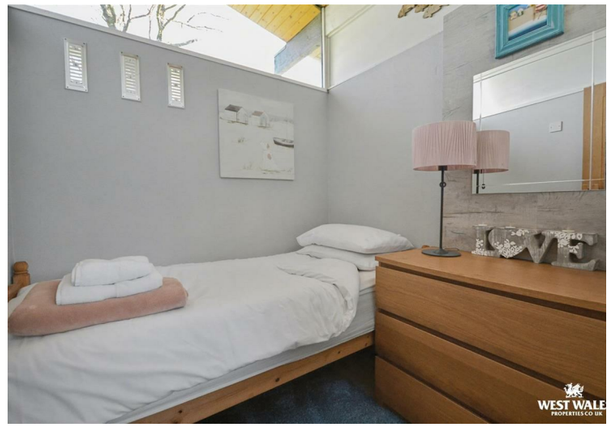
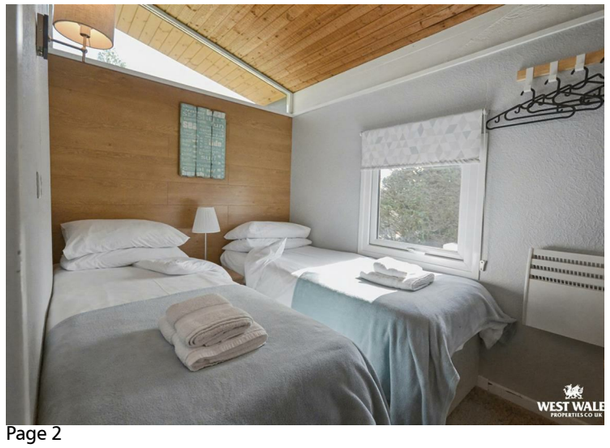
The Agent that goes the Extra Mile

The Bird House is a beautifully presented, extended three-bedroom timber holiday lodge, located within Penlan Holiday Village—a picturesque 24-acre park featuring an outdoor swimming pool and on-site bar. Situated on the outskirts of the rural village of Cenarth, renowned for its famous waterfalls, the property is just four miles from the charming market town of Newcastle Emlyn. It also offers easy access to the stunning coastline of Cardigan Bay, with its sandy beaches, as well as the iconic Preseli Hills in Pembrokeshire.

Renovated and extended by the current owner in 2018, this lodge is a truly unique find within the park. With an established holiday rental income and being sold as an ongoing concern, it presents an excellent opportunity as either a delightful holiday home or a business investment.

The accommodation briefly comprises a light and airy open-plan living space, incorporating a fitted kitchen, dining area, and a comfortable seating area with a feature electric fire. The kitchen offers a good range of cupboards, a built-in electric hob and oven, space for a fridge, and a sink with drainer.

The dining area provides room for a table, while an inset alcove features built-in storage for cleaning supplies, along with a dedicated area for breakfast items and a coffee machine. Glazed French doors open onto a partially enclosed decked area, offering an ideal space for al fresco dining. There are three welcoming bedrooms—two doubles, one of which is currently arranged as a twin, and a single room—providing accommodation for up to five people. The shower room is fitted with a matching W/C and hand basin, along with a tiled electric shower within an enclosure.

The lodge benefits from double-glazed windows and insulation for added comfort. High-quality fixtures, fittings, and furnishings are used throughout, and the property is offered for sale fully furnished.

Externally, the lodge is approached via a patio walkway from the dedicated parking area, with a small patio space ideal for a BBQ and outdoor seating. A few steps lead up to the decked area, which wraps around approximately half of the footprint of the lodge, creating a lovely space to relax and unwind. A section near the front entrance is enclosed, offering a more sheltered spot to sit and enjoy the surroundings, whatever the weather!

Viewing highly recommended to fully appreciate what this countryside retreat offers!

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 popular towns such as Cardigan and Newcastle Emlyn and Llechryd village.

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. Continue along this road taking the second left and the chalet is on your right hand side with parking on the left. What 3 Words to Entrance - ///standing.thousands.option + What 3 Words to Chalet = ///standing.thousands.option

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