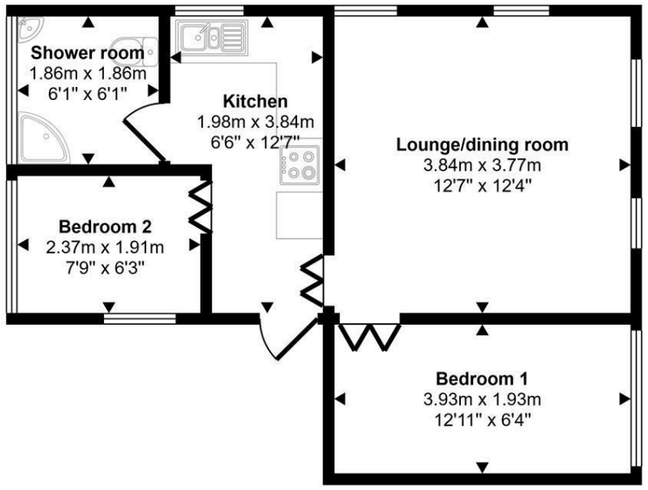
Approx Gross Internal Area
39 sq m / 420 sq ft



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: 57 YEARS REMAINING
ANNUAL GROUND RENT: £50 + VAT
GROUND RENT REVIEW PERIOD: Fixed
ANNUAL SERVICE CHARGE AMOUNT: £3,774.52 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
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

56 Penlan Holiday Lodge, Penlan Holiday Park, Cenarth, Carmarthenshire, SA38 9JN

- **Detached Timber Chalet**
- **Leasehold with 57 Years Remaining**
- **Used as an Airbnb**
- **Open Plan Layout**
- **Patio Area to Front**
- **Secluded Woodland Location**
- **Allocated Parking**
- **Ideal Holiday Home**
- **Two Bedrooms & Dining Room**
- **EPC Rating: Exempt**

Price £35,000

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The Agent that goes the Extra Mile

A timber chalet located in Penlan Holiday Village, a beautiful 24 acre holiday park, situated on the outskirts of the rural village of Cenarth with its famous waterfalls, and just 4 miles to the quaint market town of Newcastle Emlyn, ideal for someone looking for a holiday home in West Wales.

This detached wooden chalet is set among lawned and wooded communal gardens, there is allocated parking nearby for one vehicle. Step up a few steps and you find yourself inside the chalet. To the right there is a living room, with plenty of space for a dining table. The kitchen benefits from fitted units. There are two bedrooms, both of which are double and a shower room with an electric shower.

Externally, to the front of the chalet there is a patio seating area, a perfect spot to sit and enjoy your surroundings. The patio benefits from an awning, to be enjoyed in all weathers. The chalet is currently a holiday let, making it a great investment opportunity.

Please note permanent living is NOT permissible on this site. The site closes between 1st January and 28th February each year.

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-east of Cardigan.

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 right and the chalet is on your left hand side.

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