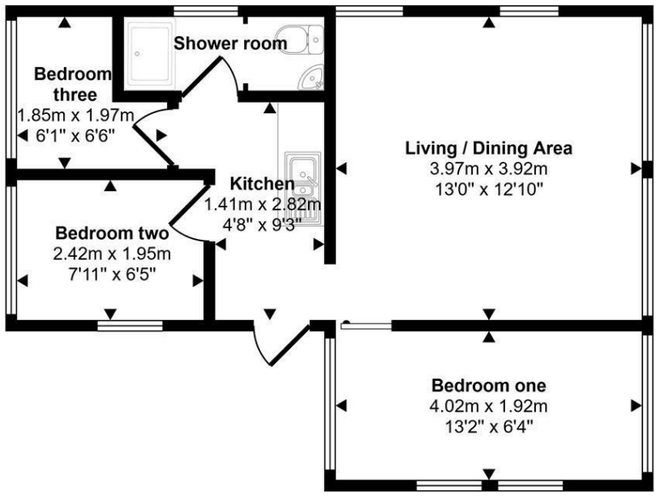
Approx Gross Internal Area
41 sq m / 438 sq ft



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 1st of April 1982
ANNUAL GROUND RENT: £50 + VAT
GROUND RENT REVIEW PERIOD: Fixed
ANNUAL SERVICE CHARGE AMOUNT: £3774.52 inc VAT
SERVICE CHARGE REVIEW PERIOD: Annually

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

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

ref:LW/AMS/09/26/OK_LW

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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



46, Penlan Holiday Village Cenarth, Cenarth, Newcastle Emlyn, Carmarthenshire, SA38 9JN

- Detached Timber Chalet
- Three Bedrooms
- Fitted Kitchen
- Allocated Parking
- Electric Heating
- Leasehold with 54 Years Remaining
- Living / Dining Room
- Well Presented
- External Seating Area
- EPC Rating: Exempt

Offers In The Region Of £38,000

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

The Agent that goes the Extra Mile













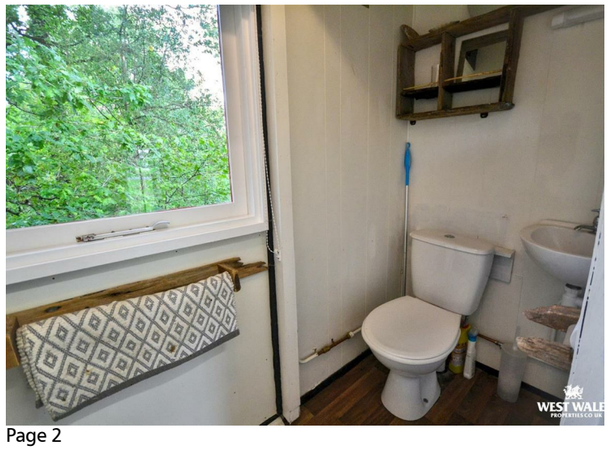
A well presented and cosy timber chalet situated within Penlan Holiday Village, set in an approximately 24-acre landscaped holiday park on the outskirts of the rural village of Cenarth, famous for its picturesque waterfalls. The popular market town of Newcastle Emlyn is approximately 4 miles away.

The chalet is entered via a couple of steps into the kitchen, which is fitted with units, sink and fridge. From the kitchen, there is access to the living/dining room, a comfortable space with windows overlooking the rear of the chalet. A sliding door from the living/dining room leads into the first bedroom, which is a double. The kitchen area provides access to two further bedrooms, one of which is also a double bedroom, while the third is fitted with bunk beds, making it ideal for children or additional guests. The accommodation is completed by a shower room comprising a walk-in shower, WC and wash hand basin. The chalet has recently been fitted with new carpets and provides a blank canvas for the new owner to personalise and create a comfortable home from home.

Externally, the chalet is surrounded by communal lawned and woodland areas. There is an area to the front of the property providing a great spot to sit, relax and enjoy the surroundings.
The chalet offers an ideal opportunity to acquire a holiday home and would make a great base for enjoying the surrounding area. Please note that the property is located within a holiday park and is for holiday use only; it cannot be occupied all year round. The site closes between 1st January and 28th February each year.









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. Continue along this road taking the second left, continue along the road nearer the top and the chalet will be found on your right hand side. What 3 Words to Entrance - ///standing.thousands.option & What three words to chalet - ///accented.downs.bedrock



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