



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: 59 YEARS REMAINING

ANNUAL GROUND RENT: £50

GROUND RENT REVIEW PERIOD: Fixed

ANNUAL SERVICE CHARGE AMOUNT: £3,092.97 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.

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

Ref: LW/LW/07/23/OK

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.

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

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

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

- Detached Timber Chalet
- Leasehold with 59 Years Remaining
- Tastefully Updated
- Open Plan Layout
- Decked Area
- Secluded Woodland Location
- Allocated Parking
- Ideal Holiday Home
- Two Bedrooms & Dining Room
- EPC Rating: Exempt

Offers In The Region Of £35,000

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The Agent that goes the Extra Mile



For sale is a tastefully updated timber chalet located in Penlan Holiday Village, a beautiful 24 acre woodland 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.

It has a covered area to the front with a patio floor and the front door is a quaint stable - style split door. Step up a few steps and you find yourself inside the chalet which is mostly open plan, the living area located to your left has enough space for a three piece suite. Glazed sliding double doors lead from the living room to the covered decking area to the rear of the cabin.

There is a dividing wall that runs along the back of the galley kitchen partially dividing the living area from the kitchen space - the kitchen has glossy, neutral coloured, matching wall and floor fitted cupboards and a stainless steel sink. The main double bedroom is to the rear and the second bedroom has fitted wooden bunk beds and a fitted cupboard. The bathroom has an electric shower and to the front of the chalet down some steps is the dining room which has a picture window looking out upon the wooded surroundings, the perfect space for entertaining or this room could be used as a third bedroom if needed.

The entire chalet features wooden ceilings and walls and wooden floorboards, some painted in vibrant modern colours, making this an inviting and exciting space, viewing highly recommended.

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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

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 turn right into the main entrance, turn left at the T junction and then take the second right and the chalet is No 16 located on the right, park on the concrete pad. What 3 Words Reference to the Park Entrance - //fuzz.large.seaweed

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