



85 Elm Rise Park , Llangain, Carmarthen, SA33 5AJ

Offers in the region of £40,000

This delightful detached chalet offers a perfect retreat for those seeking a holiday home. Located just two miles from the picturesque estuary village of Llansteffan, this property is ideally situated for enjoying the stunning coastal scenery and local amenities.

The property features two well-proportioned bedrooms and shower room, living/dining room and kitchen. The property is equipped with double glazed windows and electric heating, ensuring a warm and cosy atmosphere throughout the year. Set within a popular holiday park, residents can take advantage of the on-site swimming pool and various facilities, making it an excellent choice for leisure and recreation.

The chalet presents a wonderful opportunity for those looking to invest in a holiday home in a serene location, whether you are seeking a peaceful getaway or a base to explore the stunning Welsh coastline, this property is sure to meet your needs.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

KITCHEN 8'7" x 6'9" (2.64m x 2.06m)



UPVC double glazed side entrance door and 2 windows, electric heater and a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, electric oven and hob.
Door to living/dining room

LIVING/DINING ROOM 15'8" x 8'7" (4.80m x 2.64m)



French doors and window to front elevation, electric heater and feature fireplace



INNER HALLWAY

With doors to:

BEDROOM 1 8'9" x 8'7" (2.68m x 2.63m)



Window to side elevation and electric heater.

BEDROOM 2 8'9" x 8'7" (2.68m x 2.63m)



Window to side elevation and electric heater.

SHOWER ROOM



Corner shower enclosure with 'Triton' shower, WC and vanity unit, window to rear and wall mounted fan heater.

EXTERNALLY

Paved patio area to the front where you have lovely views over the park and the countryside beyond



SERVICES

Mains water, electric and drainage

PLEASE NOTE

The chalets on Elm Rise are only for holiday use and not residential with limited occupancy.

SERVICE CHARGE/SITE FEES

£2064.00 Per Annum covers the maintenance of communal areas and services

COUNCIL TAX

Council Tax Band A 2023/2024 £1210.00

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires

MOBILE 02, EE & Vodafone

BROADBAND Basic 15Mbps Superfast 76Mbps

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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SA31 3AP

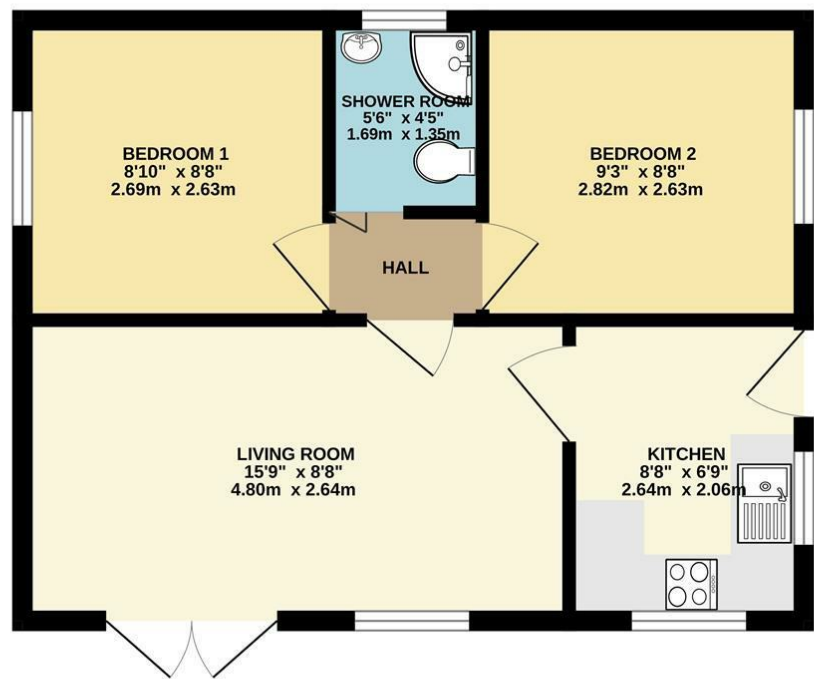
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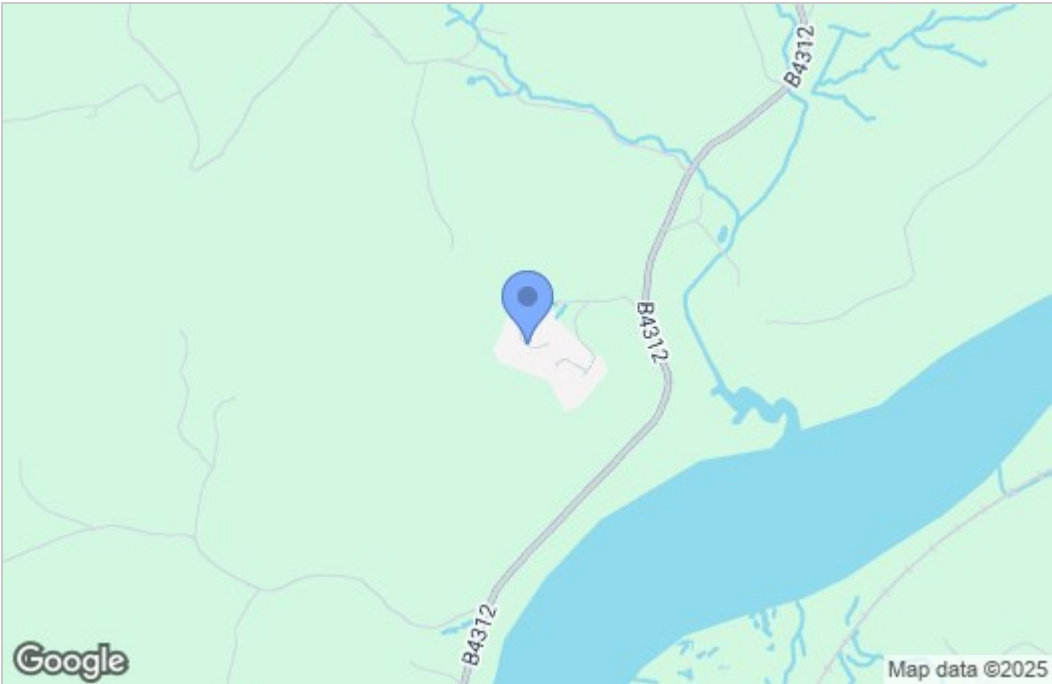
Floor Plan

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.