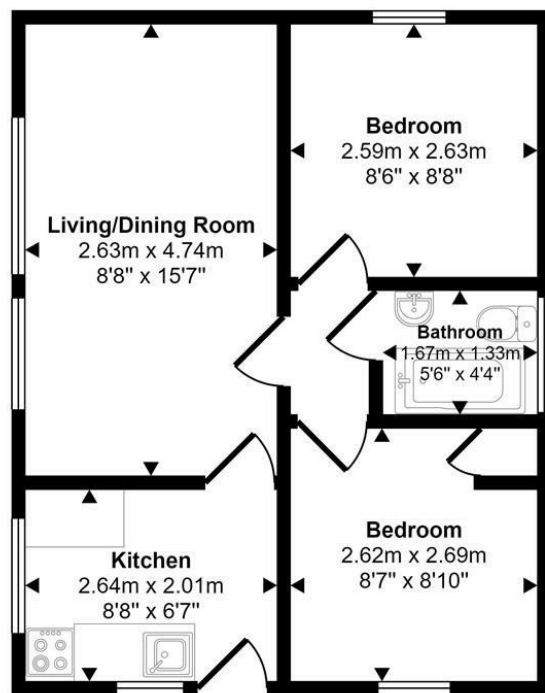


Approx Gross Internal Area
37 sq m / 401 sq ft



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.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band A

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/CFP/03/25 OK EIL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



100 Elm Rise, Llangain, Carmarthen, Carmarthenshire, SA33 5AJ

- HOLIDAY CHALET
- OPEN PLAN LIVING / DINING ROOM
- ON SITE SWIMMING POOL
- COUNTRYSIDE VIEWS
- HEATING - ELECTRIC
- TWO BEDROOMS
- PATIO/LAWN GARDEN
- ON SITE PARKING
- TWO MILES TO LLANSTEFFAN
- EPC RATING - EXEMPT

£47,000



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The Agent that goes the Extra Mile





A charming two-bedroom Freehold Holiday Chalet located in a popular holiday park in Llangain, just a short distance from the picturesque coastal village of Llansteffan. This well-maintained chalet offers an excellent opportunity as a holiday let or a peaceful retreat.

The chalet features an open-plan lounge and dining area with large picture windows that overlook the park, creating a bright and inviting atmosphere. The kitchen is fitted with units and a sink, with a freestanding cooker and fridge/freezer. There are two comfortable bedrooms, one of which benefits from built-in storage and an airing cupboard. The bathroom includes a bath with an electric shower, WC, and washbasin. Double glazing and electric heating provide modern comforts.

Outside, the property enjoys a private patio area and a lawn, offering the perfect space to relax and enjoy the peaceful surroundings. Whether it's dining outdoors, unwinding with a book, or watching the world go by, this outdoor space is an ideal addition to the chalet. The holiday park itself is well maintained and provides excellent on-site facilities, including seasonal access to a swimming pool, a children's play area, a laundrette, a pavilion-style common room and parking.

Located just two miles from the stunning sandy beach of Llansteffan, this property is ideal for those who love coastal walks, breathtaking scenery, and historical charm. Llansteffan is often described as Wales' best-kept secret, boasting a friendly community, a well-stocked village shop, local galleries, pubs, and restaurants. The iconic Llansteffan Castle, dating back to the 12th century, stands prominently above the village, adding to the area's rich heritage.

For additional amenities, Carmarthen town is only four miles away, offering a wide range of shops, restaurants, a cinema, a leisure center, and excellent transport links, including access to the A40, which connects to the M4 and the stunning coastlines of Carmarthenshire and Pembrokeshire



DIRECTIONS

Leaving the town of Carmarthen take the B4312 towards Llansteffan. Approximately 4 miles out of Carmarthen you enter the village of Llangain, continue through the village and take the first turning on the right, signposted Pant Yr Athro, continue along this road and take the right fork which takes you directly to Elmrise Park, continue along and the property can be found on the right side shortly after the Park Site Office. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.