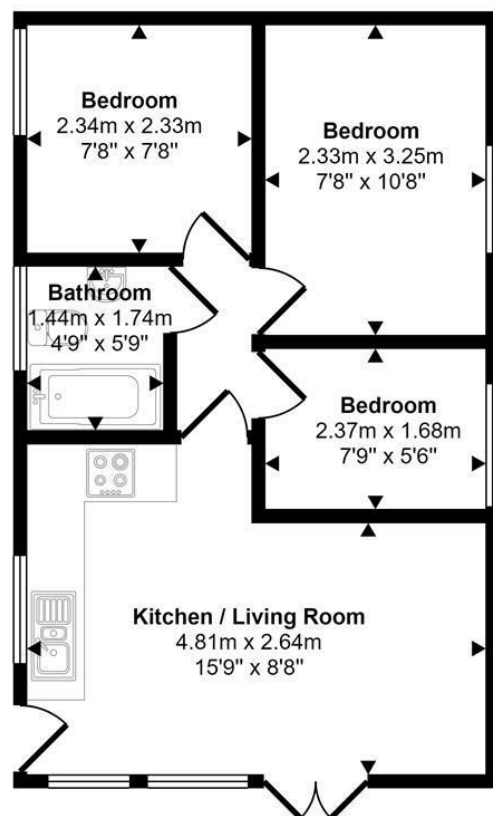


Approx Gross Internal Area  
38 sq m / 407 sq ft



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 with 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  
AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

CFP/CFP/07/2021/OK EIL

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**

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

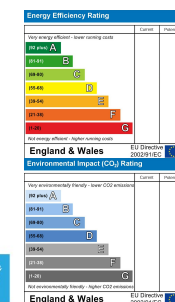


## 90 Elm Rise, Llangain, Carmarthen, Carmarthenshire, SA33 5AJ

- HOLIDAY CHALET
- OPEN PLAN LIVING / DINING ROOM
- ON SITE SWIMMING POOL
- COUNTRYSIDE VIEWS
- HEATING - ELECTRIC
- THREE BEDROOMS
- COMPOSITE DECKING AREA
- ON SITE PARKING
- TWO MILES TO LLANSTEFFAN
- EPC RATING - EXEMPT

**£58,000**

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





Discover this beautiful three-bedroom Freehold Holiday Chalet that stands out from the rest with an incredible enclosed composite decking area . The property is ideally located within a popular and well-maintained holiday park in Llangain, just a short drive from the stunning coastal village of Llansteffan.

This wonderful chalet offers an inviting open-plan kitchen and living area, ideal for relaxing or entertaining. The kitchen includes fitted units with a sink, and space for a freestanding cooker and fridge/freezer.

There are three bedrooms, providing flexible accommodation for families or guests. The bathroom is fitted with a bath and electric shower, WC, and washbasin. The chalet benefits from double glazing and electric heating, ensuring comfort throughout the year.

Outside, the property boasts an incredible composite decking area, which cost the current vendors over £10,000. This high-quality, low-maintenance space is perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings in style and comfort.

The holiday park provides a range of on-site facilities, including seasonal access to a swimming pool, a children's play area, a laundrette, a pavilion-style common room, and on-site parking.

Located just two miles from Llansteffan's picturesque sandy beach, this property is ideal for lovers of coastal walks, stunning scenery, and historical charm. Llansteffan offers a friendly community with a well-stocked village shop, local galleries, pubs, restaurants, and the iconic Llansteffan Castle, which overlooks the village from its commanding position.

For a wider range of amenities, Carmarthen is just four miles away, offering shops, restaurants, a cinema, leisure centre, and excellent transport links, including the A40 which connects to the M4 and the breathtaking 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.