



Approximate total area<sup>(1)</sup>  
401 ft<sup>2</sup>  
37.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold, Phase 1- Lease term till 31/12/2068. Charges are as follows: £6.00p/a ground rent, £123.17 service charge. Ground rent increases in line with percentage change in retail price index.

SERVICES: Main electric, water and sewerage. 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

Take on JHL/SC/0224/OK

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**

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



**Chalet 120, Carmarthen Bay, Kidwelly, Carmarthenshire, SA17 5HQ**

- Holiday Chalet With Views
- Phase 1!
- Three Bedrooms
- Very Close to the Beach
- Detached Non-traditional Construction
- Open-plan Lounge/Kitchen/Diner
- Parking to The Front
- EPC EXEMPT. COUNCIL TAX BAND A.

**£65,000**



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**The Agent that goes the Extra Mile**



If you are looking for a holiday home with fantastic coastal views in an idyllic and prime spot in Carmarthen Bay, look no further. This well-presented THREE-bedroom detached chalet gives a welcoming feel and the sense of a home-from-home to enjoy relaxation and enjoyment. Two bonuses for the chalet, one, lovely coastline views and two, PHASE 1-low fees, which have been paid for 2024. Why holiday abroad when you can holiday from home? Call today on 01554 759655. EPC RATING EXCEMPT.

Accommodation comprises a hallway, shower room, open-plan lounge/kitchen/diner and three bedrooms. Externally, parking to the front and patio to the rear give you those views.

Carmarthen Bay is a popular holiday destination situated a short drive from the historic town of Kidwelly, making this a prime location. The park offers on-site amenities, along with a sandy beach and indoor pool, and is open for ten months. The park has a variety of lodges, caravans and holiday chalets, adding to the holiday feel.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Non-traditional construction. Leasehold, lease till 2068. For phase 1, the charges are as follows: £6.00p/ground rent. Ground rent increases in line with the percentage change in the retail price index.£123.17 service charge. Covenants are on the lease. A copy of the lease is available on request.. Mains water and electricity are connected. The park is closed from December 31st to March 1st. High flood risk as it is

in a coastal location, vendor has confirmed it has not flooded since 2009. No superfast and ultrafast broadband. No EE mobile coverage.

**OPEN PLAN LOUNGE/DINER/KITCHEN**

**LOUNGE/DINER AREA**  
14'10" x 9'3" (4.54 x 2.84)

**KITCHEN AREA**  
6'4" x 5'6" (1.94 x 1.70)

**BEDROOM 1**  
7'8" x 7'1" (2.35 x 2.16)

**BEDROOM 2**  
7'10" x 7'8" (2.40 x 2.36)

**BEDROOM 3**  
9'5" x 6'8" (2.89 x 2.05)

**SHOWER ROOM**  
5'1" x 4'11" (1.55 x 1.50)



**DIRECTIONS**

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout, taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Keep travelling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. At the end of the road you will approach a roundabout, take the first turning off signposted "Kidwelly" and follow the road all the way through the town passing the old gatehouse of Kidwelly Castle on your right, as you go around a left-hand bend there is a turning on your left signposted "Ferry Side, Holiday Park". Follow the road up and around and take the fourth turning off on your left signposted "St Ishmel's Holiday Park". Follow the road until you get to the signposted turning left for the holiday park. Once inside the holiday park head for "Jubilee Court", drive past the entrance to "Jubilee Court" and take the first cul-de-sac off on your left. Chalet 120 will be on your left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.