

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. Service charge will increase by 5% compounded at the end of each five years starting at the end of the first five years of the term.
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/0424/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 25 Laugharne View, Carmarthen Bay, Kidwelly, Carmarthenshire, SA17 5HQ

- Detached Non-traditional Holiday Chalet
- Open-plan Lounge/Diner/Kitchen
- Two Patio Areas
- Close to the Beach
- Three Bedrooms
- Phase 1, Low Fees, Paid for 2024
- Commanding Views Of The Coastline
- EPC RATING EXCEMPT. COUNCIL TAX A

Or Nearest Offer £65,000

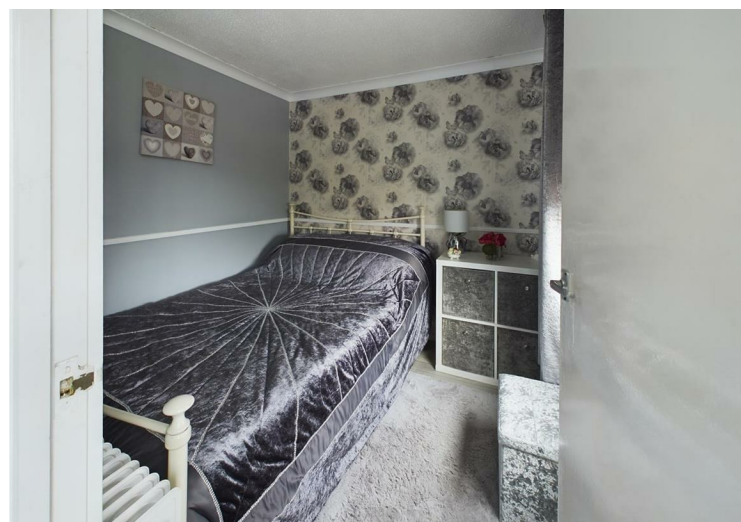
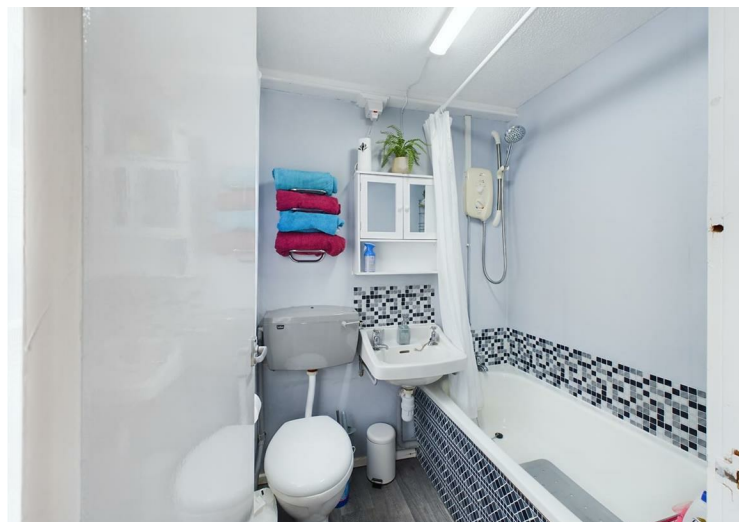
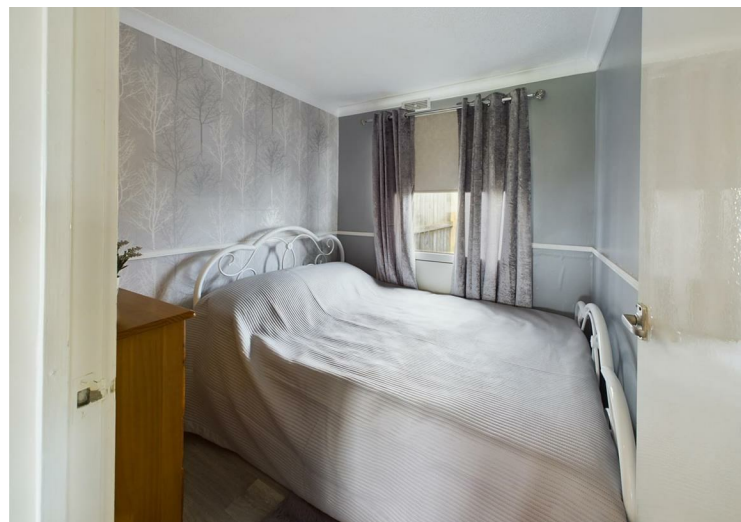
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
 EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Are you looking for a holiday home with stunning, commanding coastal views in the prime location of Laugharne View in Carmarthen Bay? This THREE-bedroom detached chalet provides a comfortable and homely atmosphere to help you relax and enjoy your stay. The chalet has two advantages: firstly, it offers gorgeous views of the coastline, and secondly, the low fees for Phase 1 will be paid until 2024. Why go abroad when you can have a beautiful holiday home in the UK? Call us today on 01554 759655 to book your stay. Please note that the EPC rating is exempt.

The chalet comprises a hallway, a bathroom, an open-plan lounge/kitchen/diner, and three bedrooms. The exterior features parking at the side, a patio at the front, and a patio at the rear, which offers stunning views.

Carmarthen Bay is a popular holiday destination located a short drive from the historic town of Kidwelly, making it ideal. The park provides on-site amenities, including a sandy beach and indoor pool, and is open for ten months. The park has a range of lodges, caravans, and holiday chalets, further enhancing the holiday experience.

..AGENTS VIEWING NOTES

KEY INFORMATIONNon-traditional construction. Leasehold, lease till 2068. For phase 1, the charges are as follows: £6.00p/ground rent, £123.17 service charge- Service charge will increase by 5% compounded at the end of each five years starting at the end of the first five years of the term. Covenants are on the lease. A copy of the lease is available. 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. The property is a coal mining area; a mining report is recommended. Broadband Availability-Standard (6 Mbps), no Superfast or Ultrafast.

Mobile coverage is available for all networks apart from EE. The chalet is going to be sold as seen.

BEDROOM 2
7'4" x 6'11" (2.24 x 2.12)

KITCHEN AREA
7'3" x 7'1" (2.21 x 2.18)

BEDROOM 3
7'8" x 7'3" (2.35 x 2.21)

HALLWAY

BEDROOM 1
8'0" x 7'7" (2.44 x 2.33)

BATHROOM
5'4" x 4'11" (1.63 x 1.52)

LOUNGE/DINER
15'6" (max) x 9'5" (max) (4.74 (max) x 2.89 (max))

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 follow the road along driving towards



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