



Chalet No 8, Y Berllan, Llwyngwair Manor, Newport, SA42 0LX

Offers in the region of £190,000





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- FREEHOLD holiday chalet on its own plot
- Perfect to upgrade to new/modern chalet/lodge if you wish
- On the outskirts of popular Newport in Pembrokeshire
- Useful brick-built storage shed to rear
- Driving distance to Parrog Beach and golf course
- With off road parking for several cars
- Sitting within Llwyngwair Manor Holiday Park
- With use of park facilities by arrangement
- Far reaching views to Carningli Mountain to the front
- Energy Rating - Exempt

About The Property

This property offers a rare opportunity to own a FREEHOLD plot within the well-established and sought-after holiday park. Welcome to this charming holiday chalet located in the picturesque Llwyngwair Manor, Newport, Pembrokeshire.

Conveniently situated just a short drive away from the vibrant town of Newport, you'll have easy access to a plethora of amenities and beautiful coastal scenery this gorgeous town has to offer, with a mix of boutique shops, restaurants, pubs and cafes, an 18-hole Championship Links Golf Course, and the wide, long sandy beach of Parrog. Newport is a gem of Pembrokeshire and a much sought-after place to live or holiday. Additionally, the ample off-road parking for 2/3 cars, boats, or beach equipment, along with a lovely lawn garden area to the front, adds to the practicality and charm of this property.

This holiday chalet provides a cosy and inviting space for you to relax and unwind. The property sits on its own plot of land, allowing for ample space for you to potentially upgrade to a more modern holiday chalet or lodge, tailored to your preferences.

The entrance to the rear is into the hall with doors off to: the kitchen fitted with matching base and wall units, sink, free-standing LPG Gas cooker, oil boiler servicing the hot water and central heating, and space for a fridge/freezer; The lounge/diner with views to the front and a door opening out onto the decking where you are greeted by breathtaking views across the park and up to the majestic Carningli Mountain. Two double bedrooms, one the master with built-in double wardrobes and dressing table, and one with space for a double bed and a single bunk above and built-in wardrobe. And the family bathroom, with bath, toilet and sink.

Outside the driveway leads up to the property offering ample off-road parking. To the rear is a useful storage shed, perfect for dry storage of beach or holiday equipment, and a lawn to the front with additional parking space below.



Details Continued:

Whether you're seeking a peaceful retreat or a holiday home with potential for personalisation, this holiday chalet offers a wonderful opportunity to immerse yourself in the beauty of Pembrokeshire.

Hall

6'9" x 9'10" x 3'1" max, I shaped (2.07m x 3.01m x 0.96m max, I shaped)

Kitchen

9'0" x 11'7" max (2.76m x 3.55m max)

Lounge/Dining Room

9'5" x 24'2" max (2.89m x 7.37m max)

Bedroom 1

9'3" x 11'5" max (2.83m x 3.48m max)

Bedroom 2

6'8" x 8'10" max (2.05m x 2.70m max)

Bathroom

7'0" x 5'6" (2.15m x 1.68m)



Storage Shed
13'0" x 14'4" max (3.97m x 4.38m max)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: TBC - Pembrokeshire County
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Non-Standard
construction, holiday let chalet - This is a holiday
chalet, it is non-standard construction (Timber
framed building, plywood clad with stipple finish)
which comes in two parts which can be taken
apart and moved as it is on wheels.

SEWERAGE: Private Drainage / Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: The site is fed via private water
from the manor.

HEATING: Oil boiler servicing the hot water and
central heating

BROADBAND: Not Connected - PLEASE CHECK
COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal
Available, please check network providers for
availability, or please check OfCom here -
<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that
there are none that they are aware of.

RESTRICTIONS: The seller has advised that there
are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that

the property benefits from rights away over
the driveway through Llwyngwair Manor
Holiday Park to access their own driveway.
The neighbouring chalet has rights of way
over this property's drive to access their
drive. The park has rights of way to the brick
built shed to the rear of this property to
access the site's electricity supply.
FLOOD RISK: Rivers/Sea - N/A - Surface
Water: N/A

COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has
advised that there are no applications in the
immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has
advised that there are no special
Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has
advised that there are none that they are
aware of as this area is not in a coal or
mining area.

VIEWINGS: By appointment only. This is a
holiday chalet, it is non-standard
construction (Timber framed building,
plywood clad with stipple finish) which
comes in two parts which can be taken
apart and moved as it is on wheels. The
chalet is located within Llwyngwair Manor
holiday park, it is accessed on a shared
driveway through the park onto its own land.
The park has a right of way into the shed to
the rear of this property to access the whole
site's electricity supply and controls. We
have been informed by the owner that they
use a gardener at around the cost of £200
per year. There is currently a service charge
for the water and sewerage, which can be
subject to increase by a reasonable

amount. The site is fed via private water
from the manor

PLEASE BE ADVISED, WE HAVE NOT TESTED
ANY SERVICES OR CONNECTIONS TO THIS
PROPERTY.

GENERAL NOTE: All floor plans, room
dimensions and areas quoted in these
details are approximations and are not to be
relied upon. Any appliances and services
listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The
successful purchaser(s) will be required to
produce proof of identification to prove
their identity within the terms of the Money
Laundering Regulations. These are a photo
ID (e.g. Passport or Photo Driving Licence)
and proof of address (e.g. a recent Utility
Bill/Bank Statement from the last 3 months).
Proof of funds will also be required,
including a mortgage agreement in
principle document if a mortgage is
required.

HW/HW/10/24/OK





Directions

Head along the A487 southwards from Cardigan towards Fishguard/Newport. Just before Newport you will see a sign for Llwyngwair Manor on the right-hand side. Take the main entrance into the Manor and follow the main drive, passing the static caravans, over a little humped back bridge and follow this towards the manor house. Keep left at the big Oak tree, before the drive to the main house and follow the road down below the house, passing the

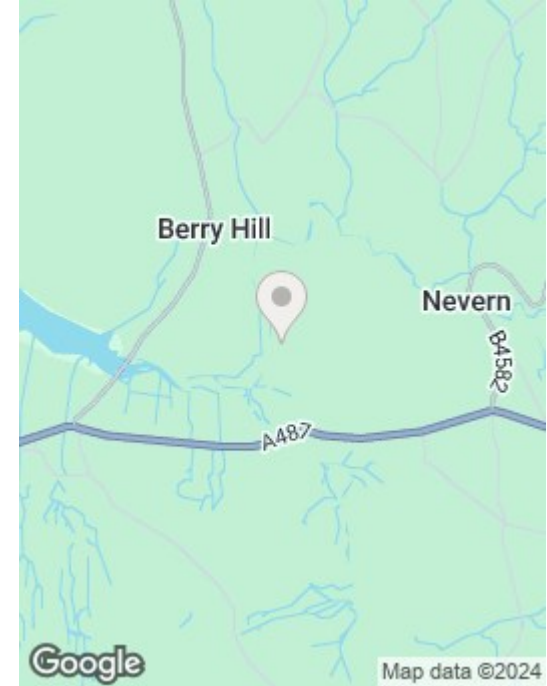
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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