



CARDIGAN  
BAY  
PROPERTIES

EST 2021

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

Offers in the region of £165,000









# Chalet No 8, Y Berllan, Llwyngwair Manor, SA42

- FREEHOLD holiday chalet
- 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 chalet 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.

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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, l shaped (2.07m x 3.01m x 0.96m max, l 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: A - 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: 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. Whilst you can live in this chalet all year round, you can't class it as your main residence, you must be registered as living somewhere else as your main residence. This chalet owns the land it sits on, it is a freehold property.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete

ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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.

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 crazy golf course. Immediately after the house turn right up the hill, over where an old cattle grid once was and turn left into the chalet cul-de-sac. Go past the chalets on both

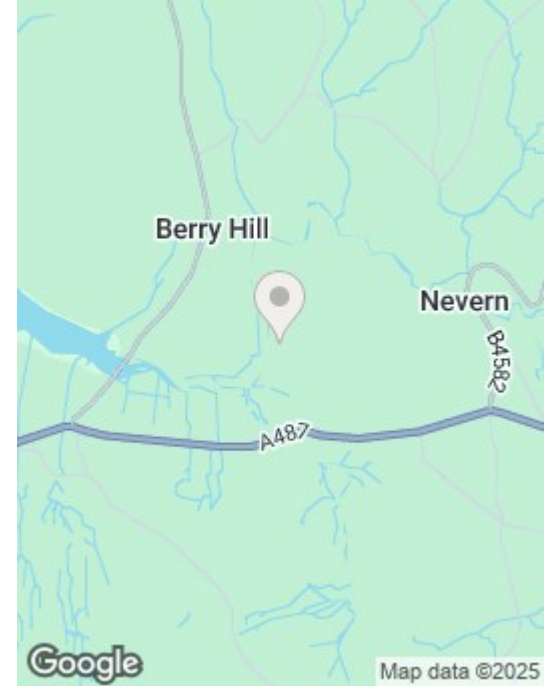
## INFORMATION ABOUT THE AREA:

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](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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