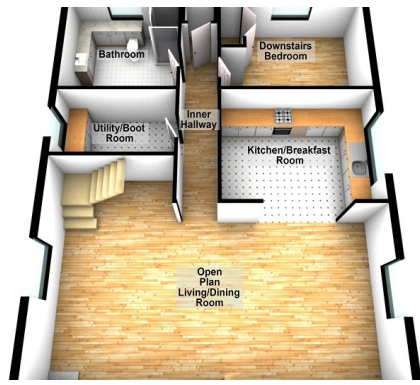




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Llanfynydd Road
Carmarthen
Carmarthenshire.**

Offers In Region Of £145,000



- Unique Opportunity For The Country Scandanavian Lodge
- Perfect 'Get Away From It All' Country Retreat
- Ideal Holiday Let Home
- Spacious Double Storey Lodge & Elevated Position
- Open Plan Living/Dining Room & Log Burner
- Kitchen, Utility, 3 Beds, 2 Baths
- Outside Balcony Area To Relax & Enjoy
- On Site Amenities Inc Swimming Pool, Restaurant Etc
- Potential Of Good Holiday Let Income
- VIEWING RECOMMENDED



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their 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 and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

**** PERFECT 'GET AWAY FROM IT ALL' COUNTRY RETREAT **** - An unique opportunity to purchase an attractive double storey 3 double bedroom, 2 bathroom Scandinavian Style holiday lodge, situated in the well presented holiday complex of Pantglas Hall, with swimming pool, gym, restaurant, snooker room etc. Delightfully located amidst beautiful rolling Welsh countryside, convenient to the popular towns of Llandeilo and Carmarthen, being only some 8 and 11 miles respectively offering a wide range of amenities.

EPC Rating: F35

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Llanfynydd Road, Carmarthen, Carmarthenshire.

Property Description

An unique opportunity to purchase an attractive double storey Scandinavian Style holiday lodge, situated in the well presented holiday complex of Pantglas Hall set in 4 acres of it's own grounds, which lies fairly centrally between the popular towns of Llandeilo and Carmarthen. The beautiful Brechfa forest and the Brecon Beacons are within easy travelling distance with excellent outdoor country pursuits including cycling, mountain biking and lovely walks to enjoy. The beach at Llansteffan is within a 40 minute drive with further beaches and lovely coves in Pembrokeshire.

The property is ideally suited as a holiday let with potential to generate a good annual income, or as holiday home to relax and enjoy the location and the on site amenities including swimming pool, gymnasium/fitness room, tennis court, football pitch, park/play area for kids, restaurant and snooker rooms with lovely rural walks.

Pantglas is open for 12 months of the year with a restrictive occupancy on the lodge for only 2 weeks of the year, and the complex is set within 4 acres of its grounds comprising pasture and woodland with its own lake.

The accommodation briefly comprises: spacious open plan lounge/dining area with log burner, kitchen/breakfast room, inner hall leading to utility/boot room, downstairs bedroom and luxury bathroom. First floor provides a further 2 double bedrooms and shower room with attractive spacious outside balcony area to relax and take in the beautiful scenery. The property benefits from secondary glazing, electric heating, ample parking, garden areas to side and rear, having an elevated position with views over the complex, hall and surrounding countryside.

Open Plan Living/Dining Area (27' 05" x 13' 05") or (8.36m x 4.09m)

Most spacious room with timber walling and ceiling, double aspect windows, brick fireplace with log burner stove and exposed flue, stairs to first floor, 2 electric heaters, access through to:

Kitchen/Breakfast Room (13' 03" x 9' 06") or (4.04m x 2.90m)

Modern bespoke fitted kitchen with a range of base and wall cupboards, 1.5 bowl sink unit with mixer tap, built in electric oven with ceramic 4 ring electric hob and hood over, fridge space, timber walling and ceiling, plumbing for dish washer, window to side with pleasant views.

Inner Hall

Built in airing cupboard, doors to:

Utility/Boot Room (9' 03" x 5' 08") or (2.82m x 1.73m)

Timber effect flooring, fitted base cupboard, plumbing for washing machine, electric heater, timber walling and ceiling.

Downstairs bedroom (13' 02" x 9' 06") or (4.01m x 2.90m)

Window to rear, electric heater, fitted wardrobe, timber walling and ceiling.

Bathroom

Modern luxury suite comprising bath, vanity unit with wash basin and range of fitted store cupboards, WC, double shower cubicle, heated towel rail, extractor fan, tiled walling, window to rear.

First Floor Landing

Doors to:

Bedroom 2 (14' 09" x 13' 01") or (4.50m x 3.99m)

Most spacious room with French door leading out to good sized balcony area to sit out and relax taking in the lovely views overlooking the complex and towards the hills, electric heater, timber walling and ceiling.

Bedroom 3 (15' 11" Max x 14' 08" Max) or (4.85m Max x 4.47m Max)

Window to rear, electric heater, built in under eaves storage areas, timber walling and ceiling.

Shower Room (6' 10" x 5' 09") or (2.08m x 1.75m)

Modern suite comprising shower cubicle, WC, circular bowl sink unit with fitted drawers beneath, fully tiled walls, heated towel rail, spot lighting, tongue and grooved pine panelled ceiling, sky window.

Outside

Mature lawned sloping gardens to side, with car parking area to side.

Agents Note

We have been informed by the owner that there is a restrictive occupancy condition of 2 weeks for the year (can be taken at any time during the year), together with a no dogs allowed policy.

Broadband and Mobile phone

Openreach / BT Broadband connected. Mobile phone network is available in the area - please check with your provider.

Outgoings

We are informed by the owner that there is currently an annual management charge of £2,798. There is also an annual charge of £470.78 per year (2024) towards electricity, water and sewage, the charge for electricity is on top of this, and according to use.

Leisure facilities including swimming pool and tennis courts charge of £25 per week.

The rates and council tax charge for 2023/24 is £2,408.30.

Services

Mains electricity, mains water, mains drainage, electric heating.

Tenure

Freehold

Directions

From Carmarthen proceed on the main A40 Llandeilo road and continue on for approx 6 miles passing through the villages of Nantgaredig and Cothi Bridge. Take the next left turning signposted Llanfynydd and proceed down this country lane for approx. 4 miles and take a right turning at small junction signposted Cwrt Henri. Proceed over a short distance and the entrance leading into Pantglas Hall can be found further on the right. Proceed into the estate and bear left and take the next left turning that will lead down to the lodge on the left.

