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Chalet 96 Carmarthen Bay Holiday Park, , Kidwelly, Carmarthenshire. SA17 5HQ



PETER MORGAN

Offers In Excess Of £36,500

Main Features

- Purchase Price Includes 2023 Rates Paid
- Detached Chalet with Allocated Parking
- Recently Refurbished
- New Windows & Wiring
- Sold Fully Furnished
- Ideal Investment or Holiday Home
- Located on Phase 4
- Open Plan Living/Dining/Kitchen
- Close to the Water

General Information

We have to offer for sale this fully furnished Detached Three bedroomed Chalet in the sought after location of Carmarthen Bay. Located on Phase 4 and within walking distance to the coast, whilst offering expansive views and further benefits from allocated parking new windows and wiring. A viewing is recommended for any appreciation to be possible.

Open Plan Living Space

(12' 6" x 9' 2") or (3.80m x 2.80m)

uPVC windows, uPVC front door, stainless steel sink set in base unit with a range of matching wall and base units with worktops over, fridge and freezer, appliances such as Microwave, kettle etc. An electric oven and hob. uPVC back door. Tiling to the floor and inset ceiling lighting. TV and sofa's included.

Bathroom

A frosted uPVC window, tiled flooring, wash hand basin, low level WC and a large shower cubicle.

Bedroom 1

(8' 2" x 9' 6") or (2.50m x 2.90m)

Tiling to the floor, uPVC window, electric heater (Not tested).

Bedroom 2

(7' 7" x 8' 2") or (2.30m x 2.50m)

Tiled flooring , uPVC window, electric heater (Not tested).

Bedroom 3

(7' 9" x 6' 7") or (2.35m x 2.0m)

uPVC window, Tiled flooring, electric heater (Not tested).

Points to note:

Phase 4

Ground Rent is currently £5,000 a year but increases roughly 2% each year. There is 43 years remaining on the lease and the ground rent has been paid up until the 31st of December 2022.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage (Services not tested)

Current council tax banding Not Specified

Current heating type Electric

Tenure (To be confirmed) Leasehold

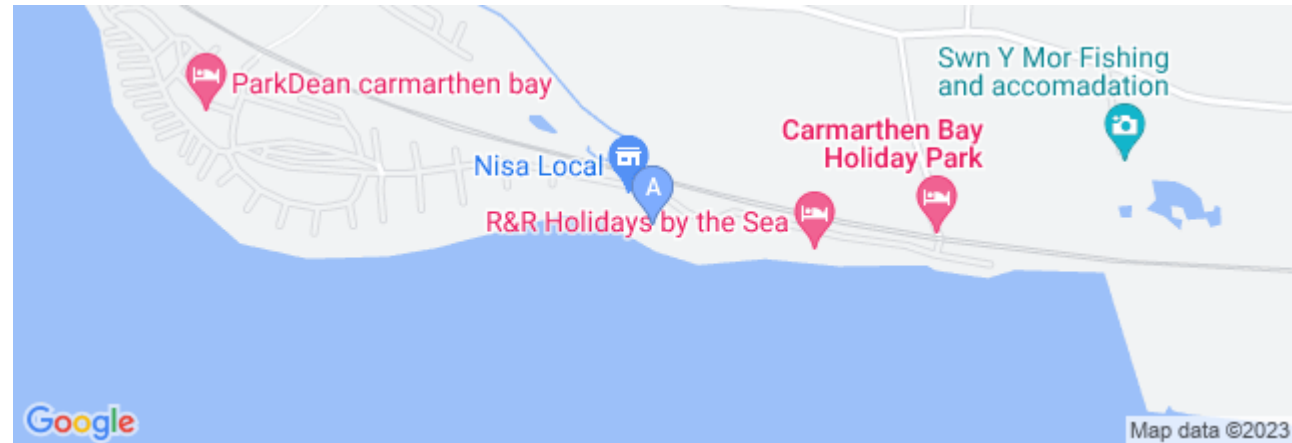




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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