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Sunnybank Lodge Pantglas Llanfynydd Carmarthen Carmarthenshire SA32 7BY

Price **£149,950**



- An Attractive Three Bedroom Scandinavian Lodge Located in Pantglas Holiday Park
- Modernised Over Recent Years
- Open Plan Living/Dining Room & Log Burner
- Stunning Elevated Location
- Open 12 Months of The Year
- On Site Amenities, Including Swimming Pool, Gym, Restaurant and Children's Play Area
- Contents of The Lodge Are Included In The Purchase
- Potential of Good Holiday Let Income
- Please Note That Pantglas Is A Pet Free Site



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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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

A stunning three bedroom Scandinavian style holiday lodge, situated in the beautiful holiday complex of Pantglas, which lies fairly centrally between Llandeilo and Carmarthen town centres. The lodge has been updated over recent years to provide a comfortable and cosy holiday home with modern conveniences to include wifi operate electric heating/ hotwater and power points with USB chargers.

EPC Rating: F33

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Pantglas, Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

A stunning three bedroom Scandinavian style holiday lodge, situated in the beautiful holiday complex of Pantglas, which lies fairly centrally between Llandeilo and Carmarthen town centres. The lodge has been updated over recent years to provide a comfortable and cosy holiday home with a log burning stove, modern appliances and open plan living space.

Standing in an elevated position enjoying views over the park. The property benefits from a private side patio area with BBQ and driveway.

Pantglas is open for 12 months of the year and is set within 4 acres of its own grounds comprising pasture and woodland and benefitting from its own lake. The complex itself benefits from a restaurant, swimming pool, fitness studio, tennis courts and snooker room to name a few.

The accommodation briefly comprises: lounge area, kitchen/dining area, 3 bedrooms, with the master having en-suite facilities and separate family bathroom.

Open Plan Lounge / Kitchen Diner (25' 10" x 14' 10") or (7.88m x 4.51m)

Double glazed timber door into open plan Lounge, kitchen/ diner.

Lounge Area

With three double glazed windows, TV and telephone point. Dunslop log burner.

Airing cupboard (4' 1" x 2' 9") or (1.25m x 0.83m)

With hot water cylinder and slatted shelves.

Kitchen/Diner Area

With a range of wall, base and drawer units with fitted work surfaces over. Stainless steel sink with drainer and mixer tap. Freestanding fridge freezer, dishwasher and washing machine. Double electric oven with extractor fan above and breakfast bar.

Master Bedroom (11' 4" x 10' 8") or (3.45m x 3.24m)

With radiator, double glazed window, TV point, built in storage cupboard and vanity table.

Storage Cupboard (2' 6" x 3' 1") or (0.76m x 0.95m)

With light and shelving.

En Suite (7' 8" x 3' 0") or (2.34m x 0.91m)

With low level WC, towel warmer, sink with vanity unit below. Double glazed window, shower cubicle with Triton electric shower, water fall shower and hand held attachment. Bifold shower door, pull switch and respatex part panelled walls.

Pantglas, Llanfynydd, Carmarthen, Carmarthenshire.

Bathroom (7' 3" x 7' 5") or (2.20m x 2.26m)

With vinyl flooring, fully tiled walls, towel rail and low level WC. Panelled bath, pedestal wash hand basin with mixer tap, corner shower enclosure with sliding door. Triton electric shower, pull switch, double glazed window, extractor fan and electric wall heater.

Bedroom 2 (7' 11" x 10' 10") or (2.42m x 3.31m)

With double glazed window, TV point and radiator.

Bedroom 3 (10' 11" x 6' 6") or (3.32m x 1.98m)

With double glazed window, radiator and TV point.

EXTERNALLY

The lodge is approached by a private drive with ample parking. A canopy porch with verandah to the front with light and a side patio area with BBQ, outside lighting and tap.

Management Charges

We are informed by the owner that there is currently an annual management charge of £2,798. Water rates payable in April are approximately £450.

Please enquire for the leisure facility fees.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Viewing Arrangements

Through Appointment With The Selling Agent.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From Llandeilo take the main A40 signposted Carmarthen. Travel on this road for approx 5 miles and turn right at Dryslwyn Square signposted Llanfynydd passing the Mazda garage on the left handf side. Proceed on this road for approx 4 miles and turn left into the complex and immediate left and the property can be found on the left hand side.

