

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
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• ESTATE AGENTS •

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Est. 1998

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- **FREEHOLD DETACHED HOLIDAY CHALET.**
- **ESTABLISHED NON-RESIDENTIAL HOLIDAY PARK.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **JUST OFF B4312 LLANSTEFFAN ROAD.**
- **2 BEDROOMS. ON-SITE PARKING.**
- **THE CHALETs ARE ONLY FOR USE FOR RECREATIONAL/HOLIDAY USE AND NOT FOR RESIDENTIAL USE.**
- **ENCLOSED OUTSIDE AREA. EPC EXEMPT.**
- **2.5 MILES SANDY BEACH AND CASTLE AT LLANSTEFFAN.**

**Willow, No 80 Elmrise Park,  
Pant yr Athro, Llangain,  
Carmarthen, SA33 5AJ**

**£44,500** OIRO  
**FREEHOLD**

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The Property  
Ombudsman

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*An excellent investment opportunity comprising a **2 BEDROOMED FREEHOLD DETACHED HOLIDAY CHALET** located on an **established non-residential Holiday Park** bordering the countryside just off the B4312 'Carmarthen to Llansteffan Road' (bus route) within **2.5 miles of the sandy beach and Castle** at the popular estuarial village of **Llansteffan** that offers a Primary School and Community shop, is within **5 miles of the Leisure Centre and A40 trunk road at Johnstown** and is located within **5.5 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen.***

'Elmrise Holiday Park' benefits from heated and covered swimming pools, a site management office, children's play area, a pavilion style common room, laundrette facility and on-site parking. There is a bar and restaurant adjacent to the Park.

**PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**APPLICANTS SHOULD NOTE THAT THE CHALETS ARE ONLY FOR USE FOR RECREATIONAL/HOLIDAY PURPOSES AND NOT FOR RESIDENTIAL USE.**

**THE CHALET MAY BE LET FOR HOLIDAY USE ONLY AND NOT FOR LONG PERIODS OF TIME.**

**28 DAYS CONTINUOUS OCCUPATION IS CONSIDERED TO BE THE MAXIMUM DURATION OF A HOLIDAY.**

**FITTED KITCHEN 8' 7" x 6' 6" (2.61m x 1.98m)** with oak strip effect laminate flooring. Cloak hooks Pine T&G boarded ceiling. PVCu double glazed window. PVCu part opaque double glazed entrance door. Fully tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit, ceramic hob and electric oven. Electric water heater. 6 Power points plus fused points. Archway to

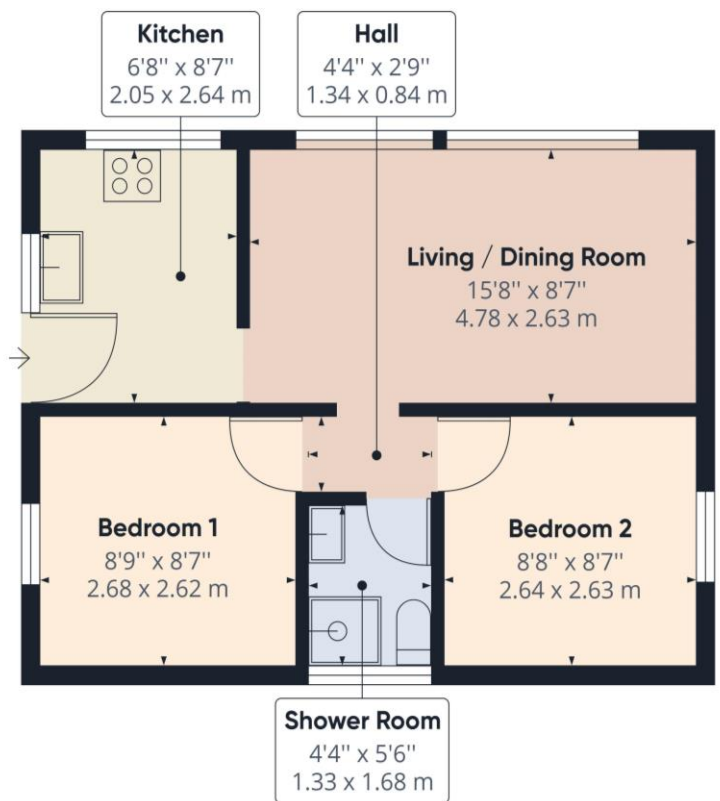
**LIVING/DINING ROOM 15' 9" x 8' 8" (4.80m x 2.64m)** with boarded effect laminate flooring. PVCu double glazed picture window. T&G boarded ceiling. Feature fireplace. 7 Power points.

**INNER HALL** with laminate flooring. Smoke detector. 2 Power points.

**FRONT BEDROOM 1 8' 10" x 8' 7" (2.69m x 2.61m)** with boarded effect laminate flooring. 2 Power points. PVCu double glazed window.

**SHOWER ROOM 5' 6" x 4' 4" (1.68m x 1.32m)** with laminate flooring. Fully tiled walls. Electric chrome towel warmer ladder radiator. PVCu opaque double glazed window. Wall mounted electric fan heater. Shaver point. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Wall mounted electric water heater. Shower enclosure with electric shower over and shower door.

**REAR BEDROOM 2 8' 10" x 8' 7" (2.69m x 2.61m)** with PVCu double glazed window. 4 Power points.





## EXTERNALLY

Picket fenced decoratively stoned forecourt and decked terrace.  
Store shed. OUTSIDE LIGHT.

## MANAGEMENT CHARGE

covering the cost of the maintenance of all communal areas and services - **January to December 2022 = £1,716.00p.**





**DIRECTIONS:** - From **Carmarthen** take the **B4312** towards **Llansteffan**, travelling over the 'fly-over' and **past** 'Q.E. High Secondary School' and the Leisure Centre. Continue **through 'Llangain Square'** towards **Llansteffan** and having left **Lower Llangain** take the **right hand turning** for 'The Mansion House Restaurant ' and 'Pantyrathro' International Hostel (signposted). Continue up this tarmacadamed lane **past the left hand turning for 'The Mansion House' and 'Hostel'** and as you enter Elmrise Park the property will be found a **little way in on the left hand side.**

**ENERGY EFFICIENCY RATING:** - N/A

**ENERGY PERFORMANCE CERTIFICATE:** - Exempt due to the Chalet having a floor area of **less than 50 Square Metres.**

**SERVICES:** - Mains electricity, water and drainage. No telephone connected.

**RATEABLE VALUE** – 2023/24 £1,375.00p.

**BUSINESS RATES PAYABLE** – 2023/24 = £735.63p. **BEFORE ANY RELIEFS ARE APPLIED.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended 26.06.24.*

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

16.11.2022 - REF: 6483