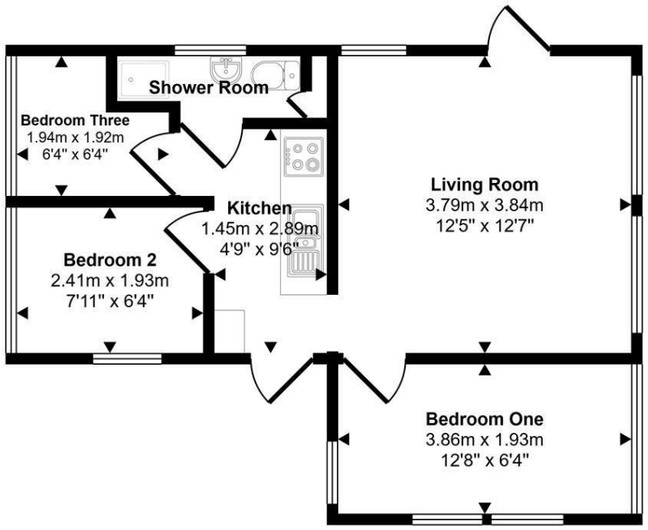
Approx Gross Internal Area
39 sq m / 424 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 99 years from 28/05/1987 - 56 years remaining
ANNUAL GROUND RENT: £200 + VAT
GROUND RENT REVIEW PERIOD: Fixed
ANNUAL SERVICE CHARGE AMOUNT: £3,954.52 including Ground rent, Maintenance Fee, VAT, Water + Natural Resources Wales Charge.
SERVICE CHARGE REVIEW PERIOD: Subject to a 15% Maximum Annual Increase
DRAINAGE: We are advised that this property is served by private drainage

SERVICES: We have not checked or tested any of the services or appliances at the property.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
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01239 615915
www.westwalesproperties.co.uk

Caban Seren, Chalet 33 Penlan Holiday Park, Cenarth, Newcastle Emlyn, Carmarthenshire, SA38 9JN

- **Leasehold Chalet**
- **Woodland Location**
- **Well Presented**
- **Modern Kitchen and Bathroom**
- **Electric Heating**
- **Three Bedrooms**
- **56 Years Remaining on Lease**
- **Living / Dining Room**
- **Decking Area**
- **EPC Rating: Exempt**

Price £35,000

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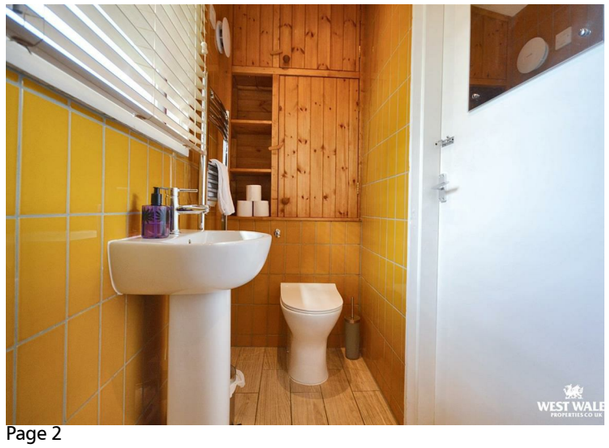
The Agent that goes the Extra Mile



For sale is a tastefully updated timber chalet located in Penlan Holiday Village, a beautiful 24 acre woodland holiday park, situated on the outskirts of the rural village of Cenarth with its famous waterfalls, and just 4 miles to the quaint market town of Newcastle Emlyn, ideal for someone looking for a holiday home in West Wales.

This detached wooden chalet is set among lawned communal gardens, there is allocated parking nearby for one vehicle.

To the front of the property is a charming patio area, with a few steps leading up to the chalet entrance. Upon entering, you're welcomed into a modern kitchen featuring fitted wall and base units, a worktop, and a stainless steel sink.

The living room is bright and airy, thanks to a wall of windows that fill the space with natural light. A door from the living room opens directly onto a private decking area, perfect for relaxing or entertaining.

The chalet offers three well-proportioned bedrooms: two comfortably accommodate double beds, while the third includes fitted bunk beds, ideal for children or guests. The modern shower room is equipped with a walk-in shower, WC, and wash basin.

Beautifully presented throughout, this chalet would make a delightful holiday retreat or a sound investment opportunity.

Please note permanent living is NOT permissible on this site. The site closes between 1st January and 28th February each year.

DIRECTIONS

From Cardigan, take the A484 towards Newcastle Emlyn. When you reach the village of Cenarth, turn right just after the bridge, sign-posted for Boncath. Continue along this road until you see signs for Penlan Holiday Park and turn right into the main entrance, turn left at the T junction and then take the second right continue along to the end of this road, and you will see the chalet on your right. - What three words ///shams.rules.woods

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.