



1 Penlan Holiday Park, Newcastle Emlyn, SA38 9JN

£45,000

A well presented and fully equipped Two Bedroom Swiss Style Chalet situated on a holiday village that covers some sixteen acres of woodland, which lies within the picturesque village of Cenarth. The property is currently utilised by the owners as a successful holiday let and is for sale fully equipped either for the new owners use or to continue letting.



### **Situation**

The lodge is situated on a on a holiday village that covers some sixteen acres of woodland, which lies within the picturesque village of Cenarth. This unique village offers a wealth of natural beauty including the famous falls. The village has many local attractions: The 17th Century flourmill with working waterwheel & the world's largest collection of coracles are kept at the National Coracle Centre just on the edge of the 200-year-old bridge. Facilities & amenities within this pretty village include: garage including small supermarket, two public houses, each offering bar meals, primary school & a place of worship. The market town of Newcastle Emlyn lies just 3 miles away & offers a larger & varied range of amenities.

### **Description**

Overall approx 360 sq. feet.

### **Living Room**

Patio door to living room, gas fire.

### **Galley Kitchen**

Stainless steel single drainer sink unit, oven, hob and kitchen units.

### **Bedroom One**

### **Bedroom Two**

### **Shower Room**

With Triton T80 shower, low level toilet, wash hand basin.

### **Occupation Period**

1st March until 8th January annually.

### **Services, etc.**

Services - Mains water and electricity. Drainage to communal private system.

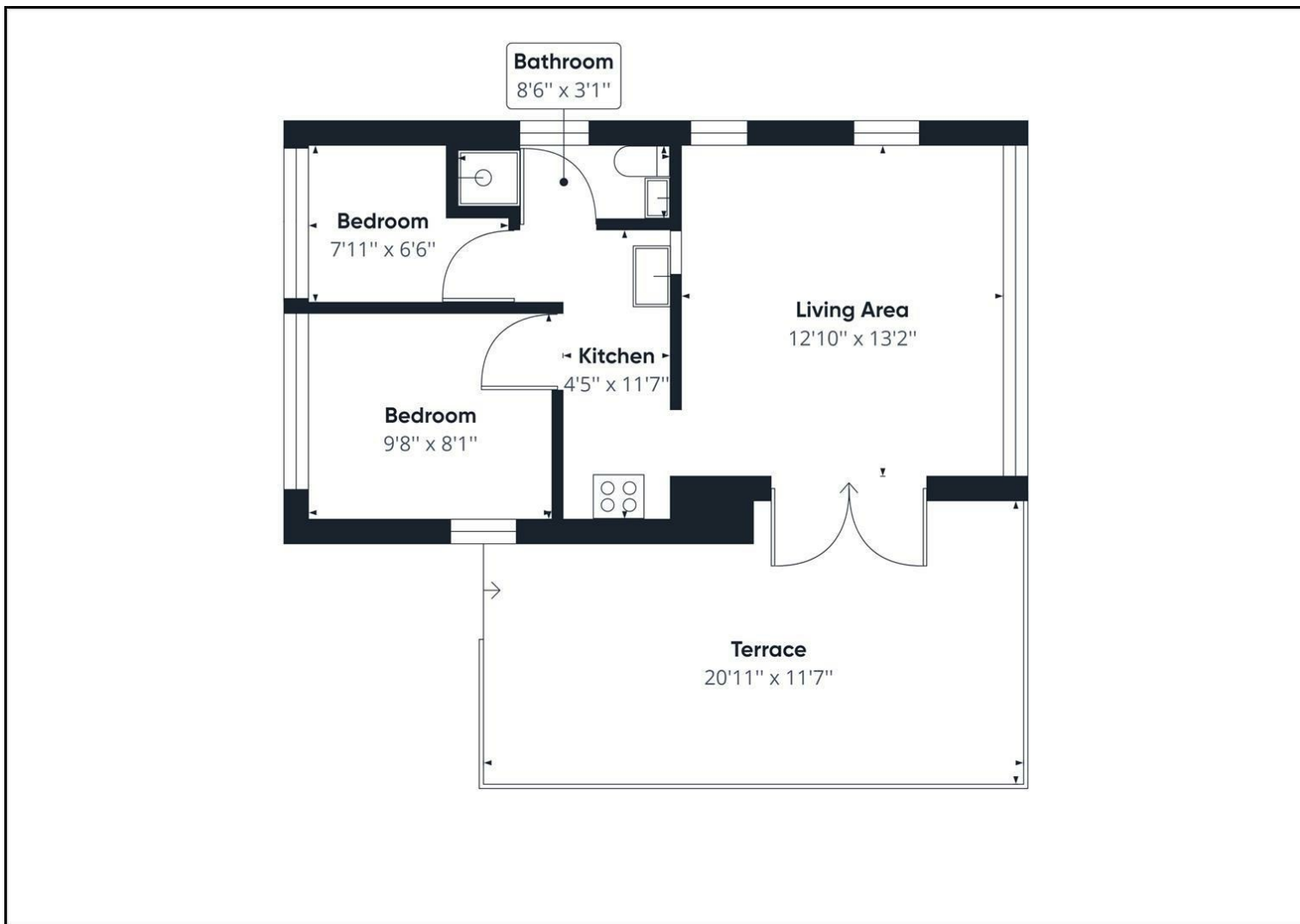
Tenure - Leasehold, 58 years remaining. Ground Rent - £50.00, Service Charge - £295.00 plus VAT

Local Authority - Carmarthenshire County Council

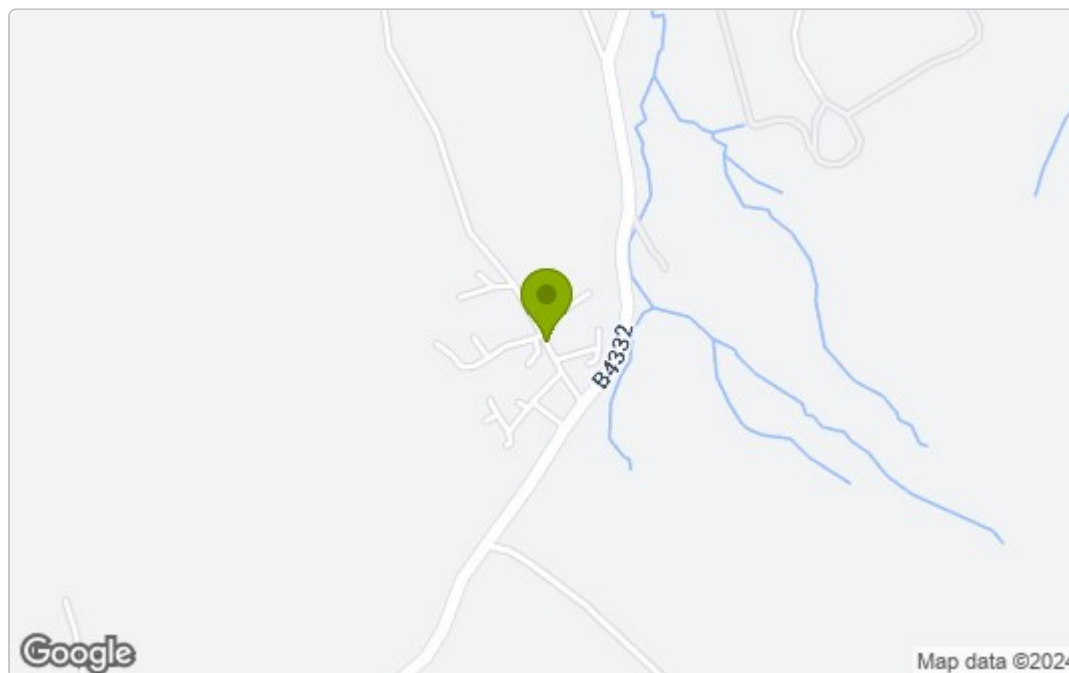
Rateable Value - £2450

what3words:- ///youthful.metals.swooned


## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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