



Black Mountain Caravan Park Llanddeusant, Llangadog,  
Carmarthenshire, SA10 0VC  
Offers In The Region Of £599,950

# Black Mountain Caravan Park Llanddeusant, Llangadog

## SA19 9YG

Set in a stunning location within the Brecon Beacons National Park, this exceptional 6-acre caravan and camping site commands fabulous views over the dramatic surrounding countryside towards the Carmarthenshire Fans.

Licensed for 20 static caravans and 25 tents, the site also includes a substantial 4-berth owner's residential park home, making it an ideal lifestyle business opportunity. The grounds are immaculately maintained and well served by shower blocks and W.C. facilities, with the additional benefit of an undeveloped shop premises and office on site.

The site is level and easily accessed via a wide entrance from the county road. It is bordered by mature native hedgerows and enhanced by a number of impressive trees and shrubs throughout. The land is arranged in three distinct areas, comprising the main caravan site together with two further undeveloped pasture paddocks, both enjoying excellent county road frontage and offering further potential, subject to the necessary consents.

A rare and outstanding opportunity to acquire a thriving business in a magnificent National Park setting, ideal for those seeking a lifestyle change, with added potential for smallholding use.

Viewing is highly recommended. Book your viewing today.



Council Tax Band: A



## CARAVAN PARK

Set in a stunning location within the Brecon Beacons National park commanding fabulous views over dramatic countryside towards the Carmarthenshire Vanes. A 6 acre caravan site which is licensed for Twenty static caravans and 25 tents together with substantial 4 berth owners residential park home. The whole stands within immaculate grounds that are well served Shower blocks and w.c's. There is also an undeveloped shop premises and office on site. The site is level and approached via a wide entrance from the county road, and is bordered by mature native hedges with a number of impressive trees and shrubs throughout the grounds. It is arranged in three distinct areas with main caravan site and a further two undeveloped pasture paddocks which both have excellent county road frontage and offer further opportunities ( subject to necessary consents).

## OWNERS ACCOMODATION

### LOUNGE

16'2" x 11'1"

Decorative fireplace. Rdiator

### DINING ROOM

10'11" x 8'2"

Built in cupboard housing the Valiant propane gas fired boiler which serves the heating requirements. Radiator

### KITCHEN

10'6" x 9'4"

Single drainer stainless steel sink unit with mixer tap. Fitted base and wall units. Ample work surface. Beko Four ring gas cooker. Plumbed for dishwasher. Radiator.

### INNER HALL

Radiator.

### BEDROOM

10'2" x 9'7"

Built in wardrobe and dressing table. Radiator.

### BEDROOM

9'6" x 7'5"

Built in wardrobe. Radiator.

### BEDROOM

9'4" x 7'6"

Radiator.

### BEDROOM

8'9" x 6'9"

Radiator.

### BATHROOM

6'8" x 5'7"

Paneled bath with tiled surround. Pedestal hand basin with mixer tap. Low level w.c.

## OUTSIDE

This being the owners accommodation is surrounded by well maintained lawned gardens together with decked patio area to the side and bordered by established shrub beds.

## THE SITE - STATIC CARAVAN PARK

There are currently 16 ( of 20) privately owned static caravans on site, each paying an annual fee to the owners ( details of which are available on request ). There are two further static caravans which are used as overflow accommodation or can be let out by the owners. In addition there are two undeveloped plots which offer immediate development opportunities.

## SHOP / OFFICE PREMISES

This has been recently used as home working office and has a phone line.

## TENT PITCHES

This extremely popular site is used by the Duke of Edinburgh rewards scheme and is hugely popular throughout the season.

## UNDEVELOPED PASTURE PADDOCKS

## SHOWER / WC BLOCK

Within this block there are two separate areas with showers, W.C.s and urinals

## SERVICES

We are advised that the property is connected mains electricity and water. Private drainage system.

Each static is served with a meter and this is supplied at cost to each.

## TENURE & POSSESSION

We are advised that the site is freehold and that vacant possession will be given on completion.

Each of the occupied park homes has a 12 month agreement which are at various start and end dates.

## LOCATION

The park is situated within the pretty hamlet of Twynllanan which has it's own Village Hall and places of Worship. The cottage occupies a slightly elevated location to take advantage of the magnificent surrounding scenery for which the area is renowned. It is approximately 4 miles from the village of Llangadog which provides a good range of shopping facilities together with Primary school and rail link on the 'Heart of Wales' line. The towns of Llandeilo and Llandovery are approximately 11 and 12 miles respectively and the county administrative town of Carmarthen is approximately 26 miles. The M.4 motorway can be

joined at Pont Abraham or at Pontardawe/Ynysforgan (Junction 45) providing access to the University city of Swansea and of course is the main route to the rest of the country.

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### EDUCATION

A wide range of state schools are to be found in Llangadog, Ffairfach, Llandeilo and Llandovery - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

### SPORTING & RECREATIONAL

There are wonderful opportunities for walking, mountain biking and cycling from the property being in such close proximity to the Black Mountain. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296 883

### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### VIEWING

By appointment with Morgan Carpenter 01558 821269

### WEBSITE





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	