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The Residences at Dylan Coastal Resort

If you're considering **buying a lodge at Dylan Coastal Resort in Laugharne**, here's a detailed guide on what to expect—from luxury amenities to investment potential.

Set high above the Taf Estuary in the historic town of Laugharne, West Wales, Dylan Coastal Resort is the flagship destination from Luxury Lodges, a family-run brand committed to redefining the great British holiday. Inspired by the natural beauty and poetic legacy of the area, this 30-acre resort offers a rare combination of seclusion, sophistication and connection to the landscape. With uninterrupted views of the estuary, ancient woodland walks and even a protected Iron Age monument within its grounds, Dylan Coastal Resort promises an experience that is both deeply relaxing and distinctly memorable.



Overview: The Resort & Residences

- **Location:** Perched above the River Taf estuary in Laugharne, Carmarthenshire—a poetic town once home to Dylan Thomas, offering charming local pubs and historic sites within walking distance.
- **Setting:** A hillside site offering sweeping estuary views, with stylish architecture and large windows showcasing the Welsh coastline.
- **Background:** The resort was revitalised with a £20+ million investment, transforming a former holiday park into over 100 contemporary lodges.

Lodges are available in 2 and 3bed configurations, typically 800–1,000 sq ft, with decks, hot tubs, and full furnishings. Owners benefit from access to all on-site amenities and can choose to use the lodge privately or rent it out. Lodges are energy-efficient.

Purchase prices range from around **£345,000 to £650,000** depending on size and features (e.g. 3bed waterside lodge ~ £550K–£595K).

Further cementing

Luxury Lodges as a compelling holiday home proposition, all properties are exempt from second home stamp duty costs and council tax.



Resort Amenities & Facilities

Milk Wood House

- A stunning central hub housing the spa, bar, restaurant, and arrival reception.
- The **Milk Wood Spa** includes an indoor pool, infinity hydrotherapy pool, steam rooms, sauna, tepidarium, relaxation mezzanine, and Technogym. Treatments use organic marine products.
- Dining is elevated at the **Milk Wood Bar & Kitchen**, serving locally sourced modern British cuisine, pizzas, Welsh lamb, seafood and cocktails with panoramic terrace views.

Activities

- Ideal for families, with outdoor play areas, zorbing, beach games, walks, bike trails, and workshops.
- Situated on the **Wales Coast Path**, and within easy reach of Laugharne Castle, Dylan Thomas' Boathouse & Writing Shed, Pendine Sands, Tenby and the National Botanic Garden.



Financial & Investment Considerations

Income & Rental Options

- Owners can join a **fully managed rental programme**, with **guaranteed income** for the **first two years**, and an average of 8-10% returns annually for certain lodge types.
- The rental season is year-round, offering income potential even when not in residence.
- Lodges can be sub-let year round, generating a potential net income of up to £41,727 per annum

Resale & Appreciation

- High demand has prompted a second build phase; previous lodges have sold out quickly.
- As the resort brand grows, owners may see **longterm property value appreciation**.

Ongoing Costs

- Annual **service charge (£8,000–£10,000)** covers maintenance, spa access, security and concierge services.
- As a leasehold, licences (typically 100year holiday licences) apply.



Pros

- Breathtaking coastal and estuary views
- Turnkey property in a luxury setting
- Full access to spa, dining and activities
- Rental income potential (fully managed)
- Close to cultural and nature attractions

Final Thoughts

Buying at Dylan Coastal Resort blends **scenic luxury and practical investment**. Whether you're after a coastal retreat or rental income, the combination of high-end architecture, on-site spa and dining, curated experiences, and a strong demand story makes it a compelling choice.

Residence owners enjoy 15% off on all food and drink, as well as complimentary spa membership, discounted treatments and preferential rates at other Luxury Lodges resorts nationally

Interested?

Visit www.residences.luxurylodges.co.uk