

Regulated by:



Since 1989

A most comfortable 3 bed residential park home situated in the popular coastal village of Llanon on the Cardigan bay coastline. Being only 3 miles from Aberaeron.



Morolwg, 3 Woodlands, Llanon, Ceredigion. SY23 5LX.

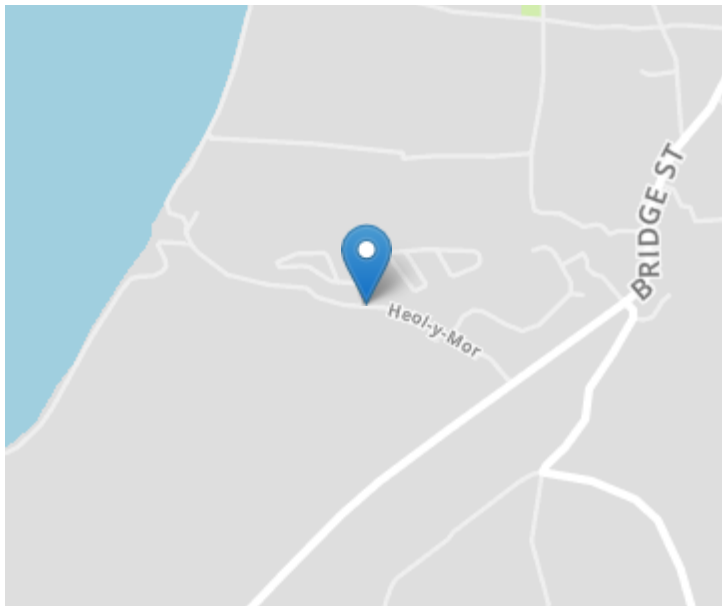
Ref R/3969/ID

£89,950

****A most comfortable and well presented 3 bed residential park home**** Located in the popular coastal village of Llanon ****Being only a stones throw away from the Cardigan Bay coastline**** ****Spacious 3 Bed Accommodation**** Located on a quiet holiday/residential park ****A few minutes walk to the sea front**** ****Within easy reach of all village amenities**** ****Only 3 miles from the Georgian Harbour town of Aberaeron**** ****Ample private parking and private rear garden area**** ****Double Glazing and Gas Fired Central Heating**** ****AVAILABLE TO PURCHASERS OVER 55 YEARS OF AGE****

The Accommodation provides - Side Porch, Kitchen, Lounge/Dining Room, 2 Double Bedrooms, 1 Single Bedroom, Bathroom.

Woodlands is conveniently positioned and highly sought after residential holiday park, only a few hundred yards inland from the sea at Cardigan Bay. The village of Llanon which offers an excellent range of local amenities close to a bus route and only 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive shopping and schooling facilities. Some 12 miles south of the Coastal University and Administrative Centre of Aberystwyth.



GENERAL

A delightful Park Home in a lovely presented condition and providing most comfortable accommodation.

The sale is restricted to persons over 55 Years of age.

Believed to have been built in the early 1980's. Benefits from double glazing and full LPG Gas fired central heating.

Ground Rent payable per annum (2024) £1686.07.

The accommodation provides briefly as follows (All dimensions approximate) viz:

Side Porch

7' 2" x 4' 4" (2.18m x 1.32m) with rear half glazed upvc door, Worcester gas fired boiler, half glazed door into –

Kitchen/Breakfast Room



9' 7" x 9' 6" (2.92m x 2.90m) with a range of base and wall cupboard unit with Formica working surfaces above, 'Flavel' electric oven and grill, 4 ring electric hob above, stainless steel drainer sink, double glazed window to side, tiled splash back, plumbing for automatic washing machine, central heating radiator. Service hatch.

Lounge/Dining Room

16' 0" x 19' 7" (4.88m x 5.97m) with bay window to rear, glazed door out to rear garden, lovely sea views towards New Quay and Aberaeron. Electric fireplace and surround, 2 central heating radiators. Wall lights.





Hallway

With built in cupboard unit.



Office Study/3rd Bedroom

9' 3" x 6' 7" (2.82m x 2.01m) with double glazed window to side.



Front Bedroom 1

9' 6" x 13' 3" (2.90m x 4.04m) with double glazed window to front, central heating radiator, built in cupboard.



Front Double Bedroom 2



13' 4" x 9' 6" (4.06m x 2.90m) with double glazed window to front, central heating radiator.

Bathroom

7' 6" x 6' 5" (2.29m x 1.96m) with a white suite comprising of an enclosed shower unit with mains shower above, low level flush w.c. bidet, vanity unit with inset wash hand basin, tiled walls, frosted window to side, extractor fan.



EXTERNALLY

To the Rear -

An enclosed rear garden, mostly laid to chippings for ease of maintenance. Cedarwood Garden Shed. Mature hedgerows giving privacy.





To the Front and Side



Parking space for up to 3 cars. Small lawn area to side, access paths to both sides.

TENURE

The property is of Leasehold Tenure (Under the Park Home Act 1983) which is an indefinite Lease as long as the Park Lodge is kept tidy.

MONEY LAUNDERING

The successful purchaser will be required to produce

adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. Gas Fired Central Heating.

Directions

Travelling on the main A487 coast road from Aberaeron North East towards Aberystwyth. Proceed to the village of Llanon. Immediately as you enter the village of Llanon take the 1st left hand turning down alongside Stad Craig Ddu residential estate. After you pass the entrance to Stad Craig Ddu, the entrance to Woodlands will be the next on the right hand side. Drive in through the walled entrance and take the 1st left hand turning and this property is located as the third property on your left hand side.