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Since 1989

Brand New Modern 2 Bed En Suite Detached Residential Park Home. Sea Views over Cardigan Bay. 1 Mile New Quay - West Wales.



316 Woodside Schooner Park, New Quay, Ceredigion. SA45 9SG.

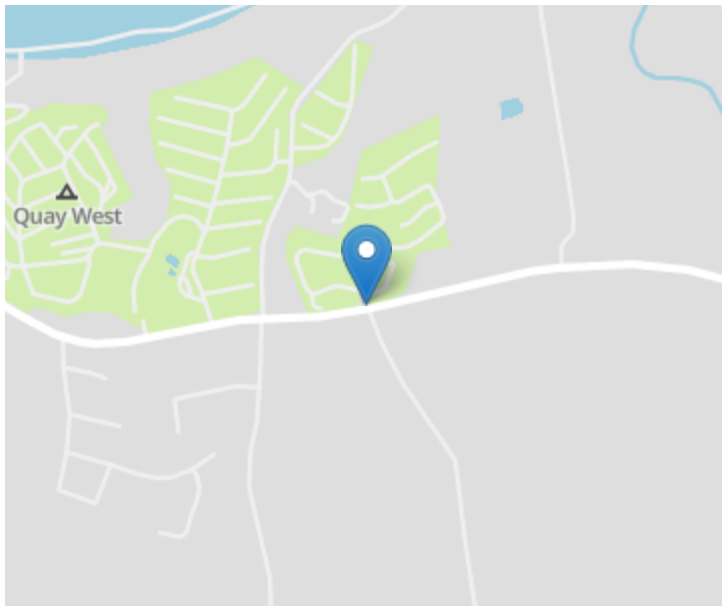
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£195,000

****A brand new attractive 2 Bed En Suite Residential Park Home**Within a beautifully presented Exclusive Residential Park**Close to the sea**Only 1 mile from New Quay**Glorious sea views over the Cardigan Bay coastline**Modern open plan Living**Private Parking for 2 cars**Convenient level lawned area**Full double glazing and central heating**Prestige Sofia Model 42ft x 20ft**Built in 2023**READY TO MOVE INTO WITHOUT ANY FURTHER EXPENSE****

Comprising of Open Plan Kitchen/Dining Room/Lounge, Bathroom, 2 Double Bedrooms - one En Suite.

Schooner Park is a sought after and exclusive residential site on the picturesque Cardigan Bay Coast. Only a 10-15 minute walk to the beach at Llanina Point and only a mile or so from the popular coastal resort and seaside fishing village of New Quay. 8 Miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



TENURE

The Lodge falls within the Mobiles Home Act (1983) and the period of the Lease is indefinite provided the structure and plot are to be kept tidy at all times.

The pitch fees for 2023-2024 we are advised are £2,667.67. Full occupancy is allowed for 52 weeks of the year but is restricted to those of a minimum age 50 years old.

THE ACCOMMODATION

Open Plan Kitchen/Dining Room

20' 0" x 30' 5" (6.10m x 9.27m) with a range of Grey base and wall cupboard units with Formica working surfaces above, breakfast bar, integrated Lamona electric oven and microwave, integrated tall fridge freezer, integrated dishwasher, 1½ bowl stainless steel sink, under cupboard lighting, velux window to ceiling, spot lights to ceiling, 2 central heating radiators, 5 ring gas hob with modern extractor hood above, spacious 6 seater dining table, half glazed upvc door to both sides, storage cupboard.





Lounge Area

20' 0" x 10' 3" (6.10m x 3.12m) with glazed doors from kitchen, wall to ceiling Apex window with glorious sea views over Cardigan Bay, double glazed window to side, electric fireplace and surround, 2 central heating radiators, spot lights to ceiling.



Bathroom

6' 0" x 5' 8" (1.83m x 1.73m) having a modern White suite comprising of a panelled bath with hot and cold taps, mains shower above, vanity unit with inset sink, low level flush w.c. stainless steel heated towel rail, frosted window to side, extractor fan.



Master Bedroom 1



10' 2" x 9' 5" (3.10m x 2.87m) with double glazed window to side, central heating radiator, built in dressing table, built in walk in wardrobe.

En Suite

4' 7" x 6' 6" (1.40m x 1.98m) with a White suite comprising of an enclosed shower unit with mains waterfall head and detachable head, low level flush w.c. Gloss white vanity unit with inset sink, stainless steel heated towel rail, double glazed window to side, extractor fan.



Rear Double Bedroom 2

9' 4" x 9' 2" (2.84m x 2.79m) with fitted wardrobe units, double glazed window to side, central heating radiator.



EXTERNALLY

To the front

Tarmac driveway for 2 cars.

Patio area laid to slabs and a convenient level lawned area to the front.





park sign clearly sign posted on the right hand side. Turn into the Park and take the first right hand junction. You will then see the new lodges on your left hand side.



Services

We are advised that the property benefits from Mains Water and Drainage. Gas central heating. Broadband Available.

Directions

From Aberaeron proceed south west on the A487 coast road to the village of Llanarth. Drive through the village of Llanarth, turn right alongside The Llanina Arms Public house onto the New Quay road. Follow this road through the village of Gilfachreda until you reach Cnwc y Lili You will see the