

Delightful 3 bed (1 En suite) detached residential park home. 1 Mile New Quay - West Wales.



216 Schooner Park, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SG.

£159,950

Ref R/4453/ID

****Delightful 3 bed (1 en suite) Park Home****Situated on the popular residential park old Schooner park**Only 1 mile from the harbour fishing village of New Quay**Well presented throughout**Full double glazing and Gas central heating**10 minute walk to the sandy beaches at New Quay**Pleasant garden and grounds**Built in 2007**

The property comprises of ent hall, dining room, lounge, kitchen, bathroom, 2 double bedrooms (1 en suite) and 1 single bedroom/office.

The lodge on Schooner Park which 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.



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TENURE

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

The pitch fees for 2024-2025 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.

GENERAL

Over recent years the lodge has undergone maintenance works such as a new boiler and new metal struts in 2019.

THE ACCOMMODATION

Entrance Hall



9' 5" x 6' 1" (2.87m x 1.85m) via half glazed upvc door with glazed side panels, central heating radiator, built in cupboard with radiator. Door into -

Dining Room

9' 3" x 9' 8" (2.82m x 2.95m) a spacious room with 5'5" sliding doors to side, central heating radiator, 6'5" archway leading into -



Lounge

11' 2" x 19' 5" (3.40m x 5.92m) with 2 bay windows to front and 1 to side, central heating radiator, spot lights to ceiling, electric fireplace with ornate surround, TV point.





Kitchen

9' 6" x 11' 3" (2.90m x 3.43m) with fitted base and wall cupboard units with Formica working surfaces above, Electrolux oven with 4 ring Hotpoint electric hobs above with pull out extractor hood, stainless steel drainer sink, plumbing and space for a slimline dishwasher, space for fridge freezer, tiled splash back, central heating radiator, display cabinet, Worcester gas boiler, upvc half glazed window to side and double glazed exterior door to side.



Bathroom



6' 6" x 8' 11" (1.98m x 2.72m) with 3 piece suite comprising of corner bath with mixer tap, vanity unit with inset wash hand basin, low level flush w.c. frosted window to side, cupboard unit with central heating radiator, extractor fan.

Rear Bedroom 1

9' 6" x 8' 8" (2.90m x 2.64m) with large bay window to side, fitted wardrobes and over bed storage compartment, central heating radiator.



Principle Bedroom 2



9' 5" x 10' 3" (2.87m x 3.12m) with double glazed window to side, fitted wardrobes, bedside cabinets and over bed storage. Door into -

En Suite

4' 7" x 6' 6" (1.40m x 1.98m) a three piece white suite comprising of an enclosed corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. frosted window to side, central heating radiator, extractor fan.



Single Bedroom 3 / Office

5' 4" x 9' 6" (1.63m x 2.90m) with double glazed window to side, fitted desk unit.

EXTERNALLY

The Grounds

The property benefits from large gardens and grounds mostly laid to lawn with mature shrubs and trees to boundaries.

To the front is a gravelled parking area with space for 2-3 cars.





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 water, electricity and drainage. LPG Gas central heating.

Council Tax Band C (Ceredigion county council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

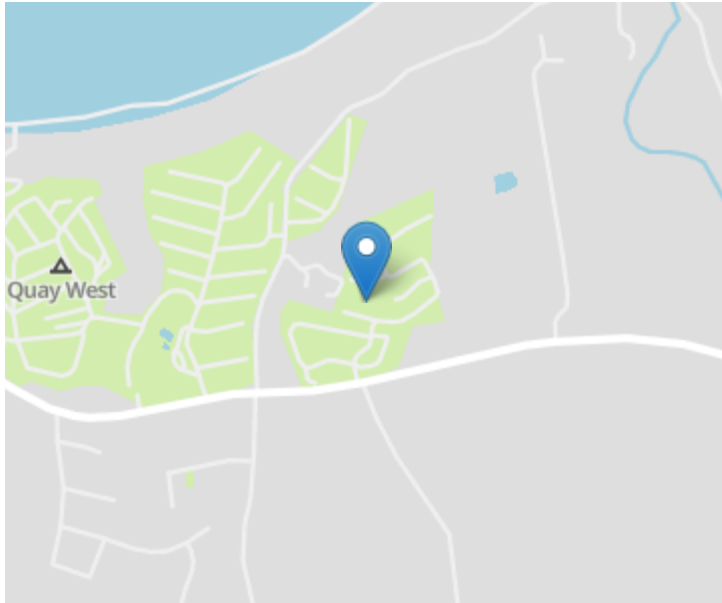
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



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 park sign clearly sign posted on the right hand side. Turn into the Park and proceed down past the site office and beyond the first left hand turning. You will then come to a T junction, take the 1st right hand turning and continue on around the bend to your left, missing the first left junction and proceeding down the road and you will see the property as the 2nd property on your right hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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