

A convenient 2 bed residential park home situated in the popular Woodlands Park. Being on the edge of the coastal village of Llanon. On the Cardigan Bay Coastline. 4 Miles Aberaeron.



Caron Villa Woodlands Park, Llanon, Ceredigion. SY23 5LX.

£75,000

Ref R/4299/ID

A most comfortable 2 bed residential Park Home Located on the popular Woodlands Residential/Holiday Park being quiet and peaceful** On the edge of the popular coastal village of Llanon** A stone's throw away from the Cardigan Bay coastline** Recently fitted shower room** Within an easy reach of the all village amenities** Only 4 miles from the Georgian Harbour town of Aberaeron** Recently tarmaced driveway with ample private parking** Double Glazing and Gas fired Central Heating** AVAILABLE TO PURCHASERS OVER 55 YEARS OF AGE**

The accommodation provides - Side Porch, 2 Double Bedrooms, Lounge, Kitchen/Dining Room and Shower Room.

Woodlands is in a convenient highly sought position residential/holiday park, only a few 100 yards inland from the sea on Cardigan Bay. The village of Llanon which offers an excellent range of local amenities and being close to a bus route and only some 4 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.



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GENERAL

A delightful Park Home being well presented and providing 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 central heating.

Pitch Fees payable is £1,686.07 per annum (2024).

The accommodation provides as follows -

Side Porch



3' 8" x 4' 0" (1.12m x 1.22m) via recently installed composite door, double glazed window to side, door into -

Passageway

12' 8" x 4' 2" (3.86m x 1.27m) with electric heater and storage cupboard.

Front Double Bedroom 1/2nd Reception Room

13' 8" x 9' 0" (4.17m x 2.74m) double glazed window to front, central heating radiator, TV point.



Front Bedroom 2



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

Lounge

9' 6" x 16' 6" (2.90m x 5.03m) with bay window to rear with views over Cardigan Bay, double glazed window to side, central heating radiator, wall lights.



Shower Room

5' 4" x 6' 4" (1.63m x 1.93m) a modern three piece white suite comprising of a walk in shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. pvc lined boards, central heating radiator, shaver point, double glazed window to side.



Kitchen/Dining Room

12' 0" x 13' 6" (3.66m x 4.11m) with a range of fitted cupboard units with formica working surfaces above, inset stainless steel drainer sink, gas cooker, plumbing for automatic washing machine, double glazed window to side, patio doors leading to rear garden, space for fridge freezer, cupboard housing the Worcester gas boiler.



EXTERNALLY

To the rear

A spacious garden mostly laid to patio slabs and gravel for ease of maintenance.

Pathways to both sides.





To the Front

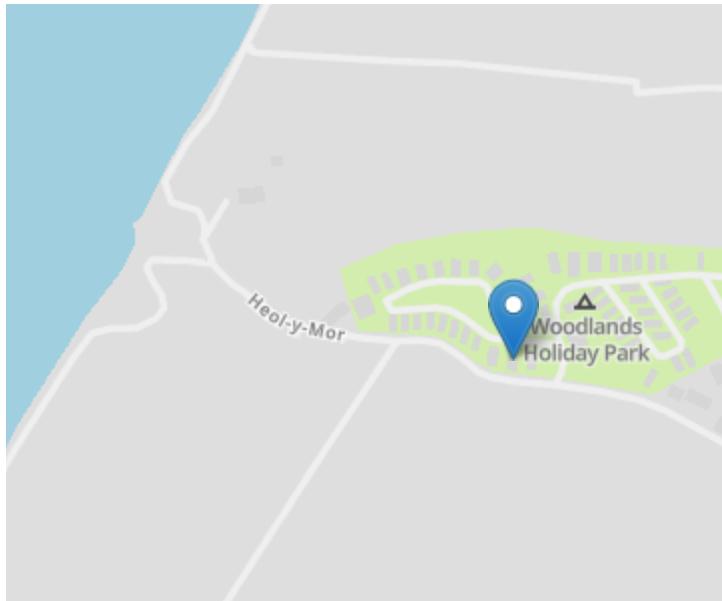
A recently tarmaced driveway with private parking for 2 - 3 cars. Front lawned area with flowerbeds.



Services

The property benefits from water, electric and drainage. LPG Gas bottles.

Council Tax Band A (Ceredigion county council).



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 take the 1st left hand turning down alongside Stad Craig Ddu Residential Estate. After passing the entrance to Stad Craig Ddu, the entrance to Woodlands Park will be the next on the right hand side. Drive in through the entrance and take the 1st left hand turning and the property is located as the second property on your left hand side.

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

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