

*Delightful, immaculately presented 2 bedroom (1 en-suite) Park Home, elevated position with sea views.
New Quay, West Wales.*



24 Harbourside Schooner Park, New Quay, Ceredigion. SA45 9SG.

£179,000

R/4463/ID

**** Immaculately presented 2 bedroom (1 en-suite) park home ** High quality fixtures and fittings throughout ** Located on a sought after residential park ** Only a 10 minute walk from the coast ** 1 Mile to the popular coastal resort and fishing village of New Quay ** Far-reaching sea views over Cardigan Bay ** LPG Gas central heating ** Private parking ** Bus route ** Decking area ****

The lodge comprises of - open plan kitchen/dining room/lounge, entrance hall, 2 double bedrooms, en-suite, main shower room, office/study

Schooner Park is a sought after and exclusive residential site on the picturesque Cardigan Bay coastline, only a 10 minute walk from 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 & Amenity centres of Aberystwyth, Cardigan and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

THE ACCOMMODATION

Entrance Hall/Passageway

7' 8" x 14' 0" (2.34m x 4.27m) via composite door with glass inset, 2 central heating radiators, built in cupboard, mat well, access hatch to loft. Door into –



Office/Study

3' 9" x 6' 3" (1.14m x 1.91m) with fitted desk, double glazed window to side, laminate flooring.

Kitchen/Dining Room

20' 0" x 16' 0" (6.10m x 4.88m) a spacious room with a range of gloss white fitted base and wall cupboard units with Formica working surfaces above, CDA electric oven and integrated microwave, stainless steel 1 ½ drainer sink, integral fridge freezer, integral dishwasher, 5 ring gas hob with extractor hood, tiled splash back, double glazed window to side, half glazed uPVC exterior door. Cupboard housing a recently installed gas Worcester boiler. Spotlights to ceiling. Space for 6 seater dining table. 10' opening into –





Lounge

9' 3" x 10' 2" (2.82m x 3.10m) with floor to ceiling window to front making the most of the delightful sea views, patio doors onto the decking, electric fireplace and surround, laminate flooring, spot lights to ceiling, central heating radiator.



Shower Room

3' 5" x 6' 2" (1.04m x 1.88m) with a modern 3-piece suite comprising of an enclosed shower unit with mains shower above, vanity unit with inset wash hand basin, dual flush WC tiled flooring, stainless steel heated towel rail, spot lights to ceiling, frosted window to side.



Double Bedroom 1

9' 3" x 10' 7" (2.82m x 3.23m) with double glazed window to side, over bed fitted cupboard units, fitted wardrobes with dressing table.



Principal Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m) with floor to ceiling window to side, fitted dressing table, over bed cupboard units, central heating radiator, fitted wardrobes to both sides. Door into –



En-suite

6' 3" x 5' 7" (1.91m x 1.70m) a modern white suite comprising of a 900mm shower unit with mains shower above, vanity unit with wash hand basin, dual flush WC, heated towel rail, frosted window to side, fully tiled walls, spotlights.



EXTERNALLY

The property benefits from a tarmac driveway with parking for 1 car. To the front is a raised composite decking making the most of the glorious views over Cardigan Bay. Level lawned area and access paths to both sides.



MONEY LAUNDERING REGULATIONS

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 informed that the property benefits from Mains Water, Electricity and Drainage.

LPG Gas Central Heating.

Tenure : For the purposes of this Assessment we will assume the property is of Leasehold Tenure. The Lodge falls within the Mobiles Home Act (1983) and the period of the Lease is indefinitely 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.

Council Tax Band : C (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

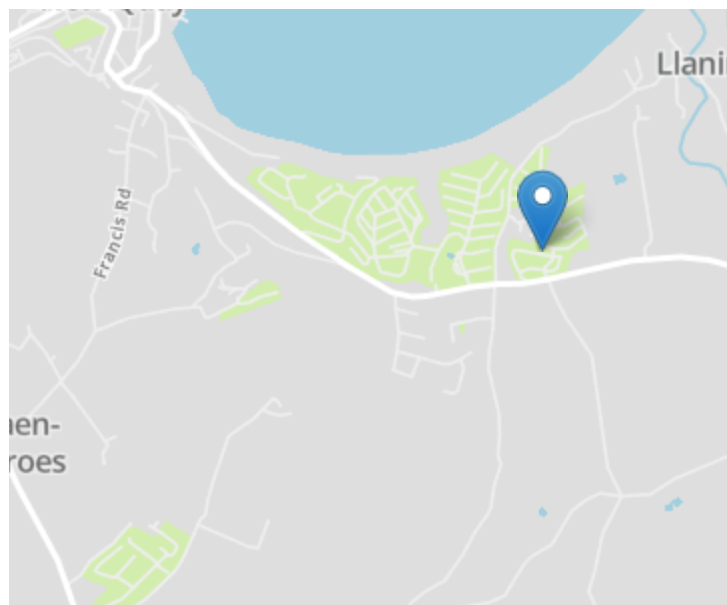
Any risk of coastal erosion? No

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 then take a left hand turning into Harbourside. This property will be seen a little further down the land on the right hand side identified by the Agents for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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