

Regulated by:



RICS



Since 1989

A comfortable 2 bedroom (en-suite) residential Park Home located in the popular site of Schooner Park. 1 mile from New Quay, West Wales.



214 Schooner Park, New Quay, Ceredigion. SA45 9SG.

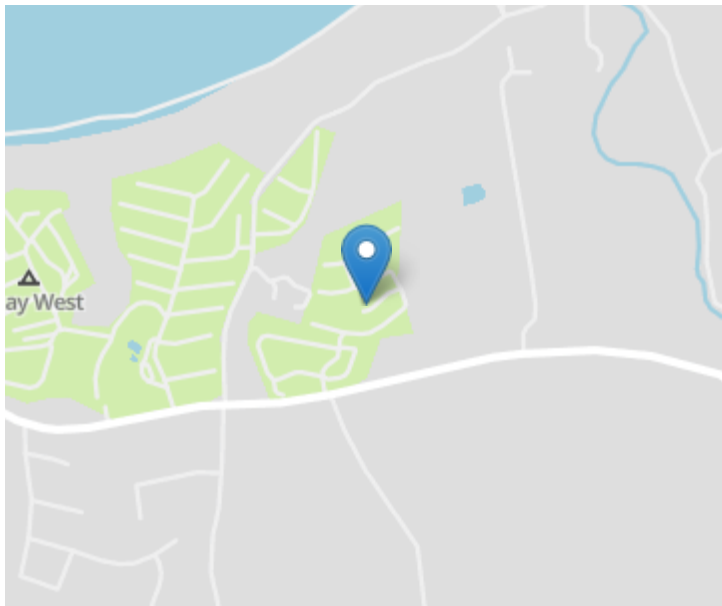
R/3788/ID

£135,000

**** Comfortable and well appointed Stately Albion 38 x 20 foot lodge ** Located in the beautifully presented exclusive residential Park Home close to the sea, being only 1 mile from the popular coastal village of New Quay ** 2 bedroom (en-suite) accommodation ** Pleasant garden and grounds with large decking area ** Full double glazing and central heating ** Private parking for 2 cars ****

The accommodation provides - kitchen/dining room, lounge, 2 double bedrooms (1 en-suite) and bathroom.

Schooner Park is a sought after residential site on the picturesque Cardigan Bay coast and only a 10-15 walk from the beach at Llanina point and only a mile or so from the popular 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 to the larger marketing and amenity centres of Aberystwyth, Cardigan & Lampeter.



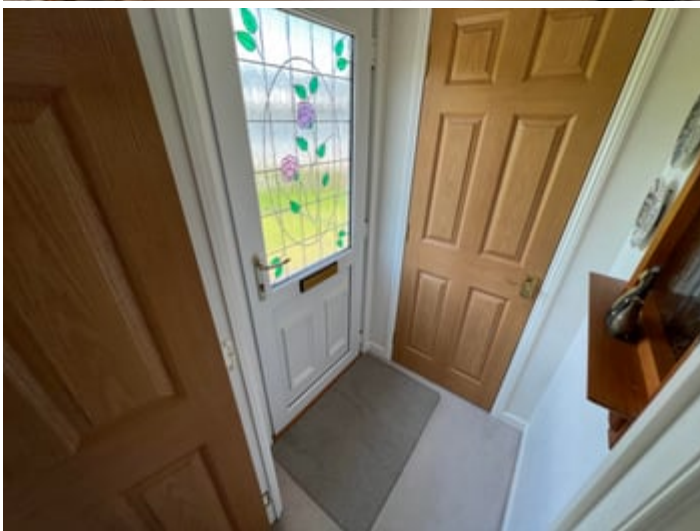
Kitchen/Dining Room

10' 8" x 10' 1" (3.25m x 3.07m) with a range of fitted base and wall cupboard units with Formica work surfaces above, Formica working surfaces above, LPG hob, eye level Electrolux oven, pull-out extractor hood, plumbing for automatic washing machine and stainless steel drainer sink. Double glazed window to front and side, half glazed uPVC door to rear, space for 4 seated dining table, 2 central heating radiators, breakfast bar, glazed double doors into -



Front Lounge

9' 8" x 11' 2" (2.95m x 3.40m) with feature open fireplace, double doors to rear decking area, double glazed window to front. Exterior uPVC half glazed stained glass door to front, storage cupboard unit.



Master Bedroom

9' 5" x 10' 4" (2.87m x 3.15m) with double glazed window to rear, central heating radiator, a range of fitted cupboard and wardrobe units, door into -



En-suite

4' 8" x 4' 5" (1.42m x 1.35m) a white suite comprising of a shower unit with mains powered shower above. Low level flush WC, pedestal wash-hand basin, frosted window to side, central heating radiator and extractor fan.



Bathroom

6' 2" x 6' 0" (1.88m x 1.83m) a white suite comprising of panelled bath, low level flush WC, pedestal wash-hand basin, frosted window to front, central heating radiator and extractor fan.



Double Bedroom 2

9' 8" x 9' 6" (2.95m x 2.90m) with double glazed window to front, central heating radiator, fitted wardrobes and fitted bedside cabinets.



EXTERNALLY

To the Front

Is a tarmac driveway with private parking for 2 cars, level lawned area with mature shrubs, pathway laid to slabs with access around the property.





To the Rear

Is a raised timber decking area.



Services

The property benefits from mains water, electricity and drainage. LPG gas central heating.

The Lodge falls within the mobile home act 1983 and the period of the lease is indefinite, provided the structure and plot at kept tidy at all times. The pitch fees for 2023/24 are £2,300.00 plus utilities. Full occupancy is allowed for 52 weeks of the year, but is restricted to those of a minimum age of 50 years old.

Tenure : Freehold

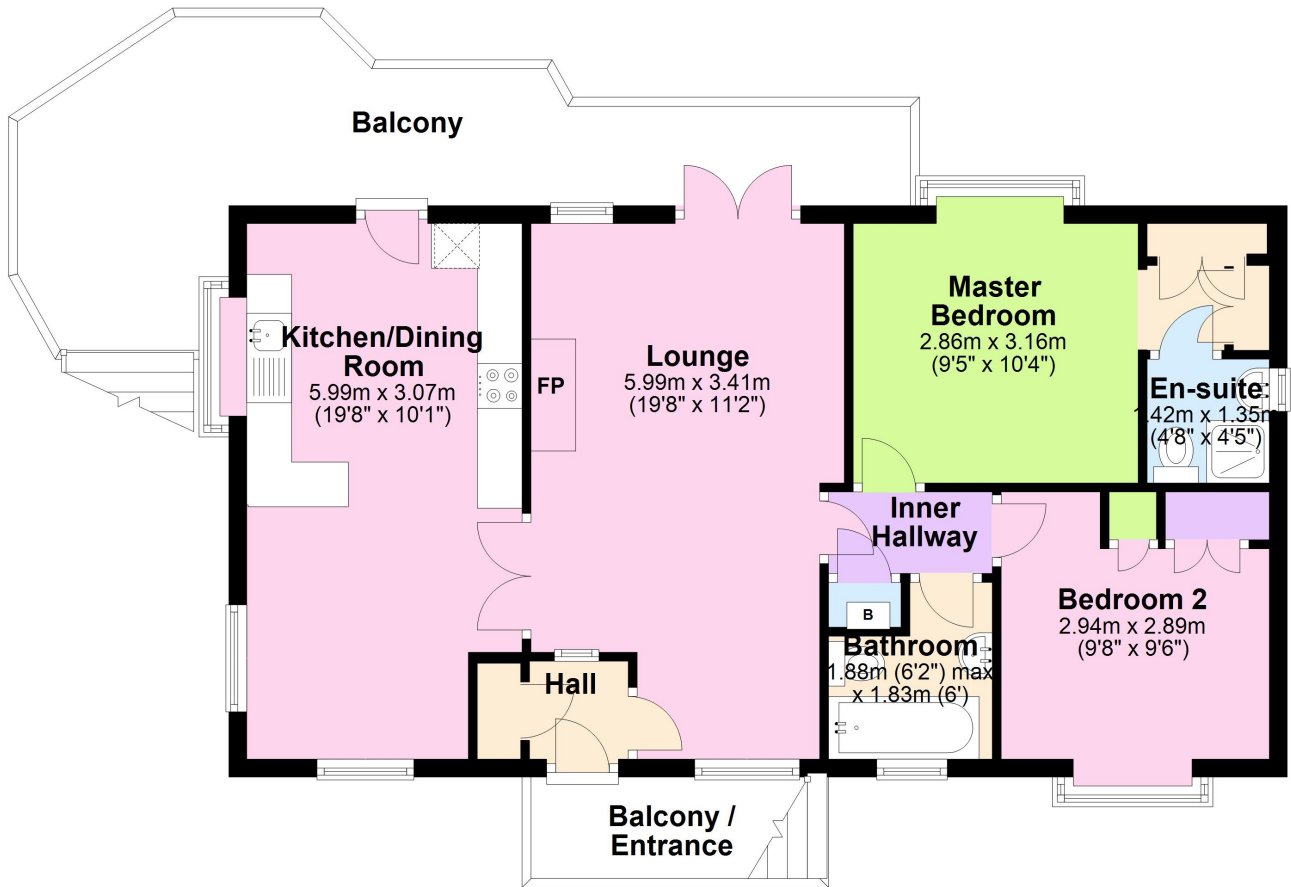
Council Tax Band : C (Ceredigion County Council)

Directions

From Aberaeron, proceed south west on the A487 coast road to the village of Llanarth. Drive through the village of Llanarth and turn right alongside Llanina Arms public hotel onto the New Quay road through the village of Gilfachrheda until you reach Cwnc y Lili and you will see the park sign clearly signposted on the right hand side. Turn into the park and proceed down passed the site office, ignore the first left junction and continue, bearing right. Follow this road round a left bend and take the next left hand junction. Continue down this road and the property is the last property on the right hand side.

Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.