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*Beautiful detached 2 Bed Park Home. Completely renovated in recent years. Within walking distance to the sea. New Quay, West Wales.*



**Schooner Park, 16 Harbourside, New Quay, Ceredigion. SA45 9SG.**

**R/3559/ID**

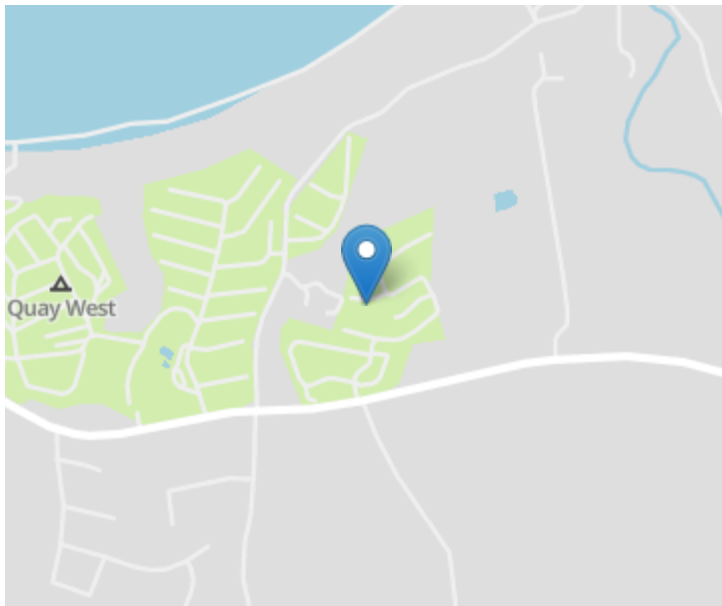
**£185,000**

**\*\* Immaculate 2 Bedroom (En Suite) Statley Albion Lodge \*\* Recently refurbished to a great quality throughout \*\* Located on a exclusive residential park only 1 mile to the sea \*\* Quality fixtures and fittings throughout \*\* Modern kitchen and bathrooms \*\* Walking distance to New Quay \*\* Built in 2015 (Under warranty until November 2025) \*\* Private parking \*\* Generous and well presented garden and grounds \*\* Full double glazing and central heating \*\* Ready to move into with no further expenses \*\***

The property comprises of Ent Hall, Lounge, Kitchen / Dining Room, Shower room, 2 Double Bedroom, En Suite.

Schooner Park is a sought after and exclusive residential site on the picturesque Cardigan Bay Coast. Only a 10-15 minute walk from the beach at traeth gwyn 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.



### General

The current vendors have invested significantly in the refurbishment of this immaculate home. The work has been completed to a high standard which include, new shower rooms, new kitchen, good quality quick step laminate flooring, uPVC skirting throughout, Quartz coat finish to the exterior as well as fully decorating the property.

### 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 2022-2023 we are advised was £2,290.70 plus utilities.

Full occupancy is allowed for 52 weeks of the year but is restricted to those of a minimum age 50 years old.

### Entrance Hall

7' 8" x 3' 9" (2.34m x 1.14m) half glazed uPVC door, central heating radiator, double doors into built-in cupboard with central heating radiator, laminate flooring, glazed door into -



### Lounge

16' 7" x 10' 6" (5.05m x 3.20m) dual aspect windows bow windows to front and side, electric fireplace with wood surround, laminate flooring, central heating radiator, glazed double doors into -





### Kitchen/ Dining Room

22' 5" x 8' 6" (6.83m x 2.59m) with a range of modern base and wall cupboard units with Formica working surfaces above, BEKO eye-level electric oven with integrated BEKO microwave, 4 ring gas hobs, integrated tall fridge, space for automatic washing machine, space for tumble dryer, cupboard housing the Ariston gas central heating boiler, 1 1/2 stainless steel drainer sink, double glazed window to front and side, tiled splashback, pullout extractor hood, central heating radiator, laminate flooring, half glazed uPVC door to side, inset stainless steel drainer sink.





### Hallway

with built-in storage cupboard with central heating radiator.

### Shower Room

6' 4" x 5' 6" (1.93m x 1.68m) a modern white suite with corner shower unit with mains power shower above, Aqua board panels, low-level flush WC, vanity unit with wash hand basin above, waterfall mixer tap, mirrored cupboard unit, central heating radiator, stainless steel heated towel rail, fully tiled walls, frosted window to side, extractor fan.



### Master Bedroom 1

12' 8" x 9' 4" (3.86m x 2.84m) (Max) with tall window to side, central heating radiator, door into walk-in wardrobe including radiator, door into -



### Ensuite

5' 3" x 5' 3" (1.60m x 1.60m) Modern white suite with corner shower unit, mains powered shower above, Aqua board, low-level flush WC, pedestal wash hand basin, stainless steel heated towel rail, waterfall tap, mirror unit with light, fully tiled walls, extractor fan, central heating radiator, frosted

window to rear.



### Rear Double Bedroom 2

9' 6" x 11' 0" (2.90m x 3.35m) with bow window to side, Central heating radiator, built-in cupboard unit times two



### Externally

A particular feature of this property is well maintained a large plot. The vendors have invested heavily on a quartz coat finish that flows around the property. To the front is a area laid to lawn with mature shrubs, tarmac driveway. To the side

is a large patio area laid to slabs with steps leading to the front door, side lawn area with mature shrub beds to boundary, fruit trees including plum, pear and apple. To the rear is a recently installed composite decking area perfect for seating, 8' x 6' metal garden shed with power connected and shelving. steps of the side door with electric points on both sides of the property, external wall LED lights, external water taps, external solar lighting.







### Services

We are advised the property benefits from mains water, electricity and drainage. LPG gas central heating. Council tax band 'C'.

### 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