

*3 Bed (En Suite) Detached Residential Park Home. 1 Mile New Quay - West Wales.*



**226 Schooner Park, New Quay, Ceredigion. SA45 9SG.**

**£199,000**

**Ref R/4687/ID**

**\*\*A superior well appointed Stately Albion Lodge\*\*'Light and airy' accommodation\*\*located within an exclusive residential park close to the sea\*\*1 mile New Quay\*\*3 Bedroom (En Suite) Accommodation\*\*Attractive Garden and Grounds\*\*immaculately presented\*\*Outside Patio\*\*Full Double Glazing and Central Heating\*\*Private Parking\*\*Built 2007, This lodge is in an 'As New' Condition\*\*Ready to move into without any further expense\*\*Arguably the best plot on site!\*\***

The accommodation provides - Ent hall, dining room, kitchen, lounge, shower room, 2 double bedrooms (1 en-suite), single bedroom.

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 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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## LOCATION

The property is located on the sought after residential home site of Schooner Park, just on the outskirts of New Quay, West Wales. 226 is located on a generously sized corner plot which provides a larger than usual garden and a good amount of privacy.

## 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 2025/2026 we are advised was £2,257.

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

## THE ACCOMMODATION

### Entrance Hall



2.38m x 1.89m (7' 10" x 6' 2") Via half glazed frosted uPVC door, central heating radiator, wood effect laminate flooring, 2 built in storage cupboards.

### Dining Room



2.92m x 2.99m (9' 7" x 9' 10") accessed via glazed door, central heating radiator, double glazed patio sliding door, wood effect laminate flooring.

### Kitchen

2.7m x 4.1m (8' 10" x 13' 5") accessed via glazed door, range of gloss white base and wall cupboard units with some glazed display units, Formica work surfaces, 1 1/2 stainless steel drainer sink with pull down mixer tap, electric Electrolux oven, Electrolux electric ceramic hobs, pull out extractor hood, tile splash back, LED lights to bottom cupboards, central heating radiator, spotlights to roof, Hotpoint automatic washing machine, Hoover 70/30 fridge freezer, half glazed uPVC door to side garden, double glazed window



### Front Sitting Room / Lounge

3.49m x 5.27m (11' 5" x 17' 3") Triple aspect double glazed bow windows (one being floor-to-ceiling window overlooking garden), central heating radiator, electric flame fireplace with marble effect surround, TV, phone point, spotlights to ceiling.





### Hallway

Built-in storage cupboard, access hatch to loft, please note the loft is boarded and provides adequate storage.

### Shower Room

2.87m x 2.02m (9' 5" x 6' 8") Modern white suite comprising of walk-in shower unit with power shower above and detachable head, vanity unit with low-level flush WC, wash hand basin with hot and cold taps, central heating radiator, heated towel rail, frosted double glazed window, fully tiled walls. The shower has recently been installed, space for a bath if needed.



### Bedroom 3 / Office

1.61m x 1.81m (5' 3" x 5' 11") Central heating radiator, fitted storage cupboard, double glazed window, broadband point.

### Bedroom 2

2.75m x 2.65m (9' 0" x 8' 8") A light and airy double room with fitted wardrobes, fitted bedside cupboards, fitted dressing table, double glazed floor to ceiling bow window.



### Master Bedroom 1 (En Suite)

3.13m x 2.58m (10' 3" x 8' 6") Spacious double room with fitted wardrobes, fitted dressing table, fitted bedside cabinets, double glazed bow window, central heating radiator.



### En Suite



2.54m x 1.52m (8' 4" x 5' 0") White suite comprising of low level flush WC, wash hand basin with hot and cold taps, corner shower unit with power shower and a jet massage system, central heating radiator, half tiled walls.

## EXTERNALLY

### To The Front

A particular feature of this property is the good size level of garden and grounds. Gravelled parking space for two vehicles,

extensive flower and shrub borders with many feature trees and mature shrubs, raised patio with disabled ramp for ease of access. Quartz pathways surround the property





**To the Rear**

Cedarwood garden shed, plastic storage container.





### To the Side

Fence boundary, a level lawn area, raised patio with concrete balustrades providing access to the kitchen door

### 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

### VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk) All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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.

### Services

Mains Electricity, Water and Drainage. LPG Gas Central Heating.

Council Tax Band C - Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

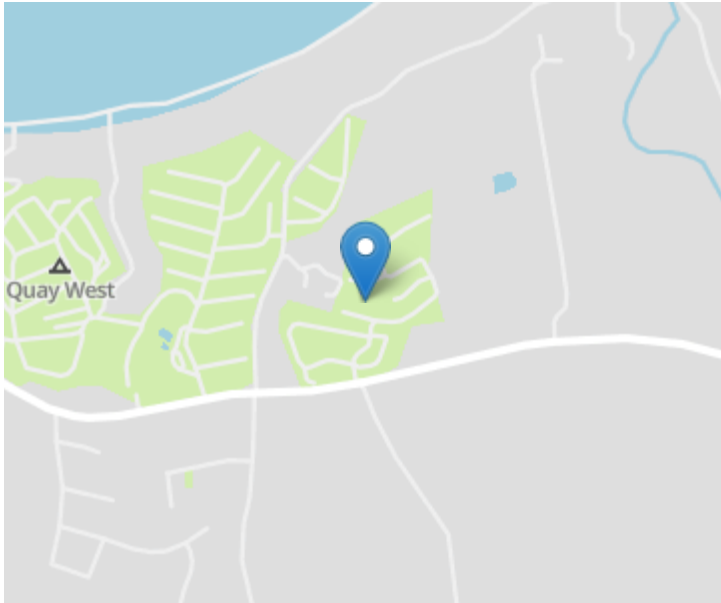
**Any risk of coastal erosion?** No

**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 and follow the road until you come to a T-junction, take the right hand turn, follow the road around a sharp left bend keep along this road ignoring the first left turning, you will follow the road around a second left bend. Once you are around this bend take the first right turn, continue down this road until you get to the junction and take the left turning. The property is the final property on the right, number 226.

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

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