

Delightful 2 bed (1 en suite) detached residential park home. 1 mile New Quay - Cardigan Bay, West Wales.



231 Schooner Park, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SG.

£158,500

REF R/5167/ID

****Delightful and immaculately presented 2 bed (1 en suite) Park Home**Situating on the popular residential park of Schooner Park**Only 1 mile from the harbour and fishing village of New Quay**Full double glazing and gas central heating**10 minute walk to sandy beaches**Attractive garden and grounds**Ample private parking for 2-3 cars****

The property comprises of entrance hall, dining room, kitchen, lounge, 2 double bedrooms (1 en suite) and shower room.

The lodge is situated on Schooner Park site which is a sought after and exclusive residential site on the picturesque Cardigan Bay Coast. Only a 10-15 minute walk to 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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GENERAL

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 2026-2027 we are advised are £2,300.00. 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 and Passageway

9' 8" x 10' 5" (2.95m x 3.17m) via upvc door, side panel, central heating radiator. Door into -



Dining Room

8' 5" x 9' 7" (2.57m x 2.92m) with bow windows to side, central heating radiator, archway into -



Lounge

11' 2" x 19' 3" (3.40m x 5.87m) a light and airy room with 2 bow windows to front and 1 to side, electric fireplace with ornate surround, central heating radiator.



Kitchen

12' 0" x 9' 4" (3.66m x 2.84m) with a range of cream base and wall cupboard units with formica working surfaces above, Electrolux double oven, 4 ring gas hob with extractor hood, inset 1½ drainer sink, double glazed window to side, cupboard housing the gas LPG boiler. Integrated fridge freezer. Upvc door to side.



Bedroom 1

9' 4" x 9' 5" (2.84m x 2.87m) with bow window to side, range of fitted wardrobes and dressing table. Door into -



Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m) with bow window to side, fitted wardrobes, central heating radiator.



En Suite

9' 4" x 4' 2" (2.84m x 1.27m) having a 3 piece suite comprising of an enclosed shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. frosted window to side.



Shower Room

5' 6" x 6' 5" (1.68m x 1.96m) having a 3 piece suite comprising of corner shower unit with mains shower above, low level flush w.c. pedestal wash hand basin, central heating radiator. Frosted window.



EXTERNALLY

To the front

The property is approached via an estate road with ample private parking space for 2-3 cars.

Pathways surround the property.



Garden Area

A most attractive garden area, mostly laid to lawn with feature patio area laid to slabs, flower beds.

Useful storage shed.





Services

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

Council Tax Band : C (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

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

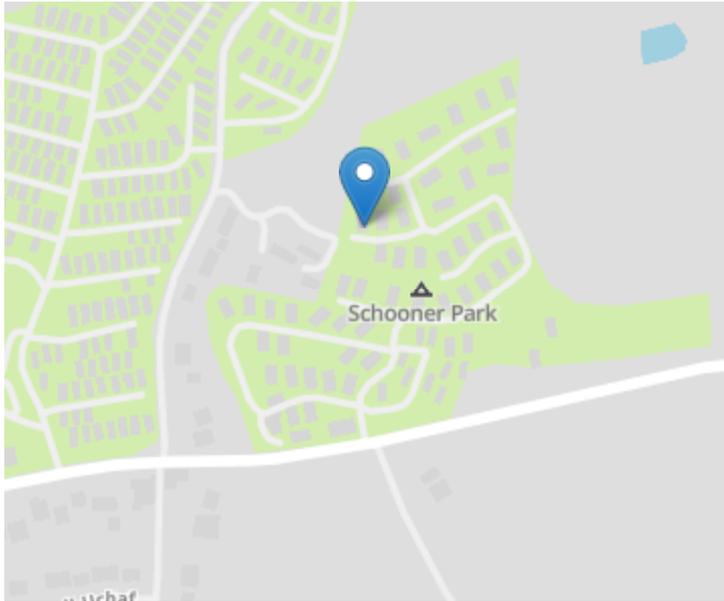
Any risk of coastal erosion? No

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 then beyond the first left hand turning. You will then come to a T junction, take the 1st right hand turning, continue around the bend, to your left, missing the 1st left junction, proceed down the road and you will see the property as the last property on the right hand side.

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

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