

2 Bed (En Suite) Detached Residential Park Home. 1 Mile New Quay, West Wales.



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

£159,000

R/4974/ID

****A superior well appointed Stately Albion Lodge**'Light and airy' accommodation**Within a beautifully presented exclusive residential park close to the sea**1 mile New Quay**2 Bedroom (En Suite) Accommodation**Pleasant Garden and Grounds**immaculately presented**Outside Patio**Full Double Glazing and Central Heating**Private Parking**READY TO MOVE INTO ! ****

The accommodation provides - Ent hall, front lounge, kitchen/dining room, utility room, main shower room, office/3rd bedroom, 2 double bedrooms (1 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 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. 232 is located on a generously sized corner plot which provides a larger than usual garden.

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 was £2,277.40. 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

7' 9" x 4' 7" (2.36m x 1.40m) via half glazed uPVC door with feature stained glass and glazed side panel, central heating radiator, door to -



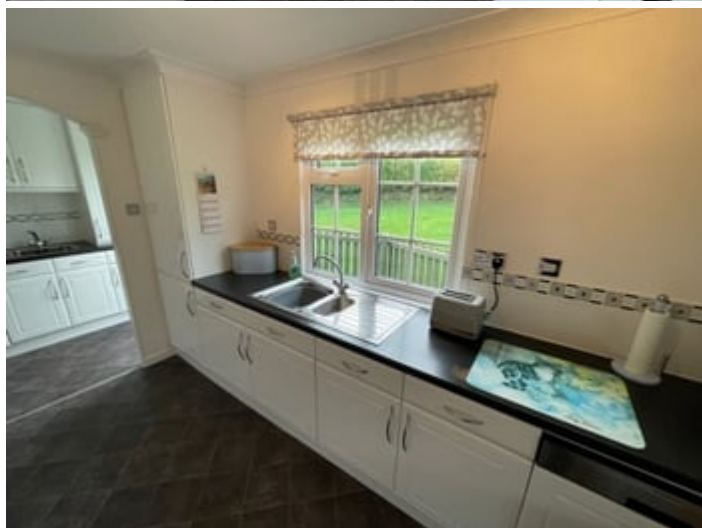
Lounge

18' 9" x 10' 7" (5.71m x 3.23m) a light and airy room with sliding doors to front, bay window to side, electric fireplace with surround, TV point, phone point, multiple sockets, 2 x central heating radiators, glazed double doors into kitchen/dining room -



Inter Connecting Dining Room

9' 4" x 8' 5" (2.84m x 2.57m) with bay window, central heating radiator and archway leading to -



Kitchen Room

11' 6" x 9' 5" (3.51m x 2.87m) with a range of gloss white base and wall cupboards with Formica working surface, display cabinets, 4 ring gas hobs, Electrolux eye level double oven and grill, built-in dishwasher, 1 1/2 stainless steel drainer sink with mixer tap, tiled splash back, double glazed window to rear overlooking the rear garden, pull-out extractor hood, integrated fridge freezer.



Utility Room

5' 5" x 6' 8" (1.65m x 2.03m) with gloss white base and wall cupboard units, Formica working surfaces, single drainer sink, integrated washing machine, cupboard housing a newly installed (one-year-old) Worcester Bosch gas central heating boiler, glazed door to rear garden.



Hallway

Airing cupboard with radiator, access to loft with loft ladder.

Shower Room

6' 5" x 5' 6" (1.96m x 1.68m) a white suite comprising of a corner shower unit with mains powered shower, low level flush WC, pedestal wash and basin with hot and cold taps, central heating radiator, frosted window, extractor fan, part tiled walls.



Office/Study Room

6' 5" x 5' 2" (1.96m x 1.57m) with built-in desk, window to front, central heating radiator.



Bedroom 2

10' 0" x 9' 7" (3.05m x 2.92m) with window to side, built-in cupboards with over bed unit, built-in bedside cabinets, central heating radiator.



Principal Bedroom

11' 2" x 9' 6" (3.40m x 2.90m) a large room with built-in cupboards, built-in bedside cabinets, over bed unit, central heating radiator, window overlooking rear garden.



En-suite

9' 4" x 5' 5" (2.84m x 1.65m) a white suite comprising of a corner shower unit with detachable showerhead, low-level built in WC, vanity unit and wash hand basin, hot and cold taps, cupboard with mirror, extractor fan, half tiled walls, central heating radiator, frosted window



EXTERNALLY

To the front

Tarmac driveway with parking for 4+ cars, raised patio area to front door, galvanized steel railings.



To the rear

A particular feature of this property is its large garden and grounds, being located on a corner plot. Large rear garden laid to lawn, rear patio, access path to side, 2 plastic storage containers, recently erected timber shed.



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.

VIEWING ARRANGEMENTS

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

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

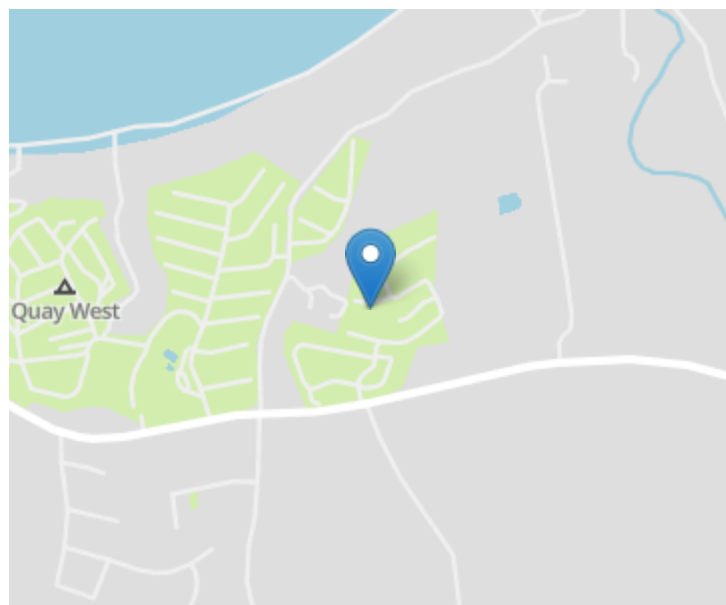
Any risk of coastal erosion? No

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 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 follow the road all the way to the end of the road, 232 can be found as the last property on the left.

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

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