

*Delightful 3 bedroom residential park home. Located on one of the largest plots on site. 1 mile  
New Quay - West Wales.*



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

**£165,000**

**R/5088/ID**

**\*\*Delightful 3 bedroom Stately Albion Lodge\*\*Light and airy accommodation\*\*Located on an exclusive residential park close to the sea\*\*One of the largest plots on site\*\*Only 1 mile to the popular seaside village of New Quay\*\*Attractive gardens and grounds\*\*Full double glazing and central heating\*\*Ample private parking for 2 cars\*\*Ready to move into without any further expense\*\*WELL WORTHY OF AN EARLY VIEWING\*\***

The accommodation provides entrance hall, dining room, kitchen, lounge, shower room, 2 double bedrooms and 1 single bedroom/office.

Schooner Park is a sought after and exclusive residential site on the picturesque Cardigan Bay Coastline. 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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## 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 is £2,363.94

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

9' 6" x 4' 6" (2.90m x 1.37m) via half glazed upvc door with side panel, cloak cupboard. Archway into -



### Dining Room

8' 8" x 9' 7" (2.64m x 2.92m) with 6ft french doors to side, laminate flooring. Archway into -



### Lounge

22' 2" x 10' 6" (6.76m x 3.20m) with 2 bow windows to front and bow windows to side bringing in an abundance of natural light, 2 central heating radiators, attractive electric fire and surround, tv point, spot lights to ceiling.







### Kitchen

9' 7" x 13' 7" (2.92m x 4.14m) with a range of fitted base and wall cupboard units with formica working surfaces, stainless steel 1½ drainer sink, electrolux electric oven, 5 ring LPG hob and extractor hood above, space for tall fridge freezer, cupboard housing Baxi LPG boiler, tiled splash back, upvc exterior door.



### Master Bedroom 1

11' 2" x 9' 6" (3.40m x 2.90m) with double glazed window to side, range of built in cupboards with dressing table.



### Bedroom 2

10' 2" x 8' 8" (3.10m x 2.64m) with bow window to side, built in storage cupboards, central heating radiator.





### Shower Room

9' 0" x 6' 5" (2.74m x 1.96m) having a 3 piece white suite, comprising of an enclosed shower unit with mains shower above, vanity unit with concealed w.c. and inset wash hand basin, tiled walls, frosted window to rear, stainless steel towel rail, airing cupboard with central heating radiator.



### Office/ Bedroom 3

9' 5" x 6' 5" (2.87m x 1.96m) currently used as an office with double glazed window to side, fitted desk and cupboard units.



### EXTERNALLY

#### To the Front

The property benefits from a tarmac drive with ample private parking for 2 cars. Steps leading up to patio area laid to slabs and front door.



#### Gardens and Grounds

The property is located on one of the largest plot on site and benefits from a good sized lawn area, a variety of shrubs, hedgerows, flower and much more.





## MONEY LAUNDERING

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](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](https://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 fired central heating.

Council Tax Band C (Ceredigion County Council).

## MATERIAL INFORMATION

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**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

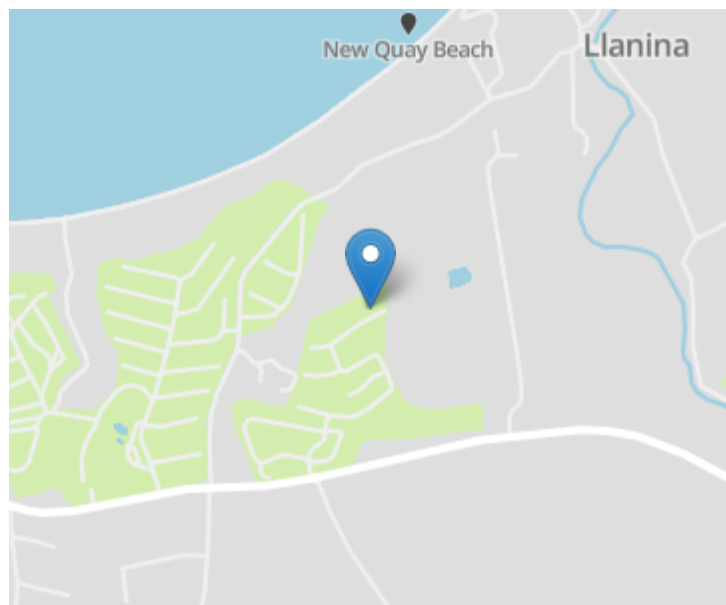
**Any risk of coastal erosion?** No

**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, take the first right junction, continue along this road and take the right turning, the property will be second to last property on the left hand side - No 222.

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

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