

*Fabulous modern and well equipped 2 bedroom holiday lodge with outstanding coastal views over Cardigan Bay Ocean Heights - one of the most sought after holiday parks in the New Quay and West Wales Region. Cardigan Bay West Wales.*



**2 Ocean Retreat, Ocean Heights Leisure Park, Maenygroes, New Quay, Ceredigion.**

**SA45 9RL.**

**£170,000**

**R/4351/RD**

**\*\* Superbly appointed 2 double bedroom holiday lodge \*\* Only 5 minutes drive from the popular coastal village of New Quay \*\* Outstanding views over Cardigan Bay \*\* Private community with restricted barrier access \*\* Spacious and modern accommodation \*\* Feature external decking area with ample entertainment space \*\* One of the most prime plots on this popular holiday park \*\* 11 month a year occupancy \*\* Leasehold \*\* Private parking \*\* Site includes club house and swimming pool \*\* Contents available subject to negotiation \*\* Tastefully decorated \*\* A great family lodge \*\***

Accommodation comprises open plan living, dining and kitchen area with high quality fixtures and fittings, 2 x double bedrooms (1 en-suite) and bathroom. Ocean Heights Caravan Park is located between the villages of Cross Inn and Maenygroes on a regular public bus route within some 5 minutes drive of the fishing village of New Quay with its local shops, cafes, bars and restaurants, sandy beaches, doctors surgery and good public transport connectivity. 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 21 miles south and equidistant 30 minute drive of the coastal and university administration centre of Aberystwyth to the north and the estuary town of Cardigan to the south.



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## ACCOMMODATION

### Open Plan Sitting Room, Dining Room and Kitchen.

22' 8" x 16' 7" (6.91m x 5.05m) Kitchen area with high quality 2 tone kitchen with cream base and wall units with dark wood worktop surfaces, 1½ sink and drainer with mixer tap, fitted Indesit dishwasher, fitted fridge/freezer, Belling electric oven and grill with Belling 5 ring gas hobs and extractor over, herringbone style flooring, breakfast bar with seating and designer down lighters, plinth lighting, fitted microwave. Dining area with space for 4-6 people dining table, radiator. Seating area with Dimplex electric fire, wall mounted TV point, floor to ceiling windows and patio doors to front to feature decking area with views over Cardigan Bay, herringbone flooring, range of freestanding furniture available subject to negotiation multiple sockets, spotlights to ceiling.







### Inner Hallway

With radiator.

### Bathroom

Panelled bath with shower over, WC, single wash hand basin on vanity unit, radiator, wood effect flooring, light up mirror, side window.



### Master Bedroom

11' 9" x 14' 2" (3.58m x 4.32m) luxurious double bedroom suite with matching wardrobes and bedside cabinets, side

window, multiple sockets, radiator.



## En-Suite



5' 7" x 7' 0" (1.70m x 2.13m) with corner enclosed shower, WC, single wash hand basin on vanity unit, light up mirror, radiator, side window, wood effect flooring.

## Bedroom 2

10' 1" x 11' 9" (3.07m x 3.58m) double bedroom currently with 2 single beds, matching wardrobe, dressing table and bedside cabinets, side window, multiple sockets, radiator.



## EXTERNAL

### To Front

The property enjoys a private parking space with steps leading up to high quality composite decking area with tasteful darkened glass balustrades fully orientated to maximise the outlook over Cardigan Bay and side large composite decking area providing a wonderful entertainment space with the potential for BBQ area/hot tub area. Garden furniture subject to negotiation.



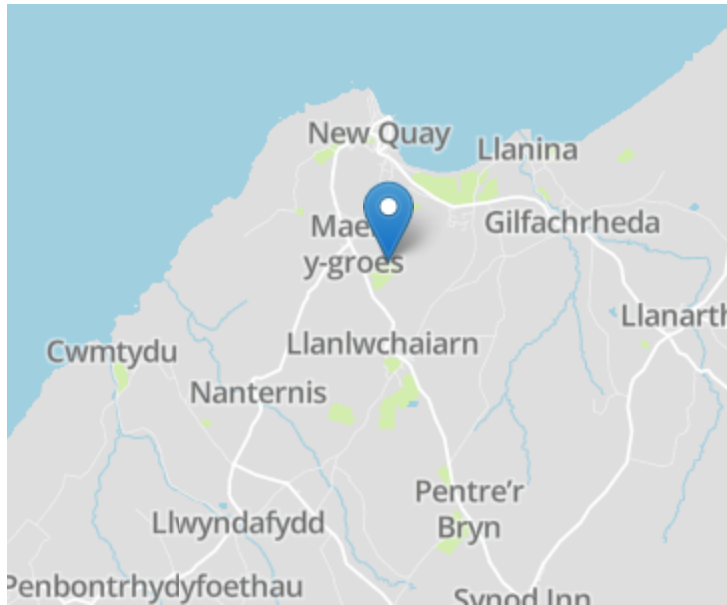




### Services

On site services include water, electricity, drainage and gas. Broadband available.

Tenure - owners are entitled to use the lodge for 11 months of the year. Annual site fees for the period 01/03/2023 is approximately £4,300.



### Directions

Travelling on the main A487 coast road south west of Aberaeron towards Cardigan, at the village of Synod Inn turn right onto the A486 New Quay road. Follow the course of the road through the village of Cross Inn and as you reach the village of Maenygroes you will see Ocean Heights Caravan/Leisure Park on the right hand side. It will arranged that a representative of Morgan & Davies will meet you at the reception car park.

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

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