

Regulated by:



RICS



Since 1989

Luxurious Modern 3 Bedroom Lodge with superb Sea Views. Located on the sought after site of Ocean Heights, Nr New Quay.



Pitch M5 Ocean Heights Leisure Park, Maenygroes, New Quay, Ceredigion. SA45 9RL.

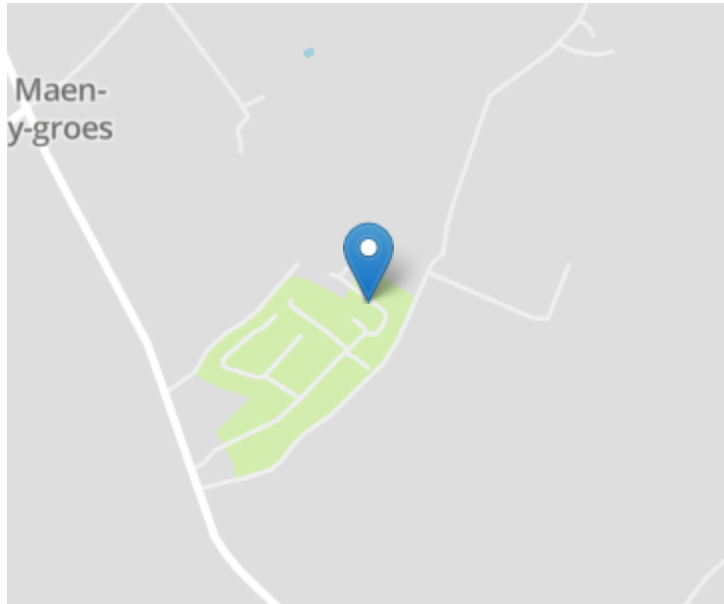
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£195,000

**** Luxury 3 double bed roomed holiday lodge ** Situated on the sought after Ocean Heights Leisure park ** Only a 5 minutes drive to the popular coastal village of New Quay ** Glorious sea views over Cardigan bay ** Modern, high quality accommodation ** Gas fired central heating ** 11 month a year occupancy ** Believed to be one of the best lodges on site! ** Large decking to side ** Leasehold ****

The property comprises of - open plan lounge / kitchen / dining room, 3 double bedrooms (1 en suite), shower room.

The Park is located at the village of Maenygroes (on a bus route) which lies only a mile or so from the sea at New Quay with its sandy beaches, array of public houses, eating houses, general stores, chemist etc.. 8 Miles from the Georgian town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 11 miles south of the coastal university and administration centre of Aberystwyth and Lampeter.



The Lodge

Open Plan Lounge / Kitchen / Dining Room

30' 7" x 21' 2" (9.32m x 6.45m) (Max) a lovely light and airy room with 2 sliding doors to front decking, 2 Velux windows to ceiling, LVT flooring, 2 tall modern central heating radiators, spotlights to ceiling. The kitchen area comprises of modern grey base and wall cupboard units with formica working surfaces above, CDA electric oven, CAPEL integrated microwave, integrated dishwasher, inset 1 1/2 drainer sink with mixer tap, integrated wine cooler, integrated tall fridge / freezer, four ring gas hob with modern stainless steel extractor hood above, space for 6 seater dining table, double glazed windows to rear.





Modern Shower Room

5' 4" x 7' 2" (1.63m x 2.18m) A modern white suite comprising of an enclosed shower unit with mains power shower above, dual flush WC, pedestal wash hand basin, half tiled walls, extractor fan, spotlights, to ceiling, frosted window to rear.



Double Bedroom 1

10' 0" x 10' 4" (3.05m x 3.15m) double glazed window to side, modern central heating radiator, cupboard unit, spotlights to ceiling.



Double Bedroom 2



9' 9" x 10' 7" (2.97m x 3.23m) with sliding doors onto front decking, central heating radiator, cupboard unit, spotlights to ceiling.

Master Bedroom



10' 7" x 9' 2" (3.23m x 2.79m) sliding doors ton to front decking, central heating radiator, built in cupboard unit, modern central heating radiator, spotlights to ceiling, door into -

En-Suite

10' 2" x 6' 2" (3.10m x 1.88m) A modern white suite comprising of a panel bath with mains power shower above, dual flush WC, pedestal wash hand basin, stainless steel heated towel rail, half tiled walls, tiled floor, extractor fan, spotlights to ceiling, frosted window to side.



EXTERNALLY

To the Front

Is a large all weather composite decking with glass balustrades making the most of the glorious sea views. There is a small area laid to lawn.



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 March 2023 is approx. £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 be arranged that a representative of Morgan & Davies will meet you at the reception car park.