

*Lovely 2 bedroom (1 en-suite) Residential Park Home on the Cardigan Bay coastal region. 1 mile  
New Quay - West Wales.*



**20 Harbour Side Schooner Park, New Quay, Ceredigion. SA45 9SG.**

**£139,000**

**R/4790/ID**

**\*\*A most appealing well appointed lodge\*\*Within a beautifully presented exclusive residential park close to the sea\*\*1 mile New Quay\*\*2 Bedroom (En Suite) Accommodation\*\*Pleasant Grounds\*\*Outside Decking Area\*\*Full Double Glazing and Central Heating\*\*Private Parking\*\***

The Accommodation provides Ent Hall, Shower Room, Double Bedroom with En Suite Shower Room, Dining Room, Lounge, Kitchen, Utility Room, 2nd Bedroom.

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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## Entrance Hall

With central heating radiator, upvc half glazed entrance door, built in storage cupboard.



## Living Room

16' 9" x 10' 6" (5.11m x 3.20m) A light and airy lounge with dual aspect windows, central heating radiators. electric fireplace, multiple sockets. French doors leading into;





## Kitchen/Dining Room

16' 7" x 8' 8" (5.05m x 2.64m) a spacious room with a range of gloss white fitted base and wall cupboard units with Formica working surfaces above, integrated electric oven, stainless steel 1 ½ drainer sink, integral fridge freezer, integral dishwasher, 4 ring gas hob with extractor hood, tiled splash back, double glazed window to side. Space for 6 seater dining table. Double glazed patio doors opening onto the decking area. Entrance into;



## Utility Room

9' 5" x 5' 8" (2.87m x 1.73m) The same range of base and wall cupboard units and work surfaces as the kitchen with stainless steel sink and single mixer tap. Plumbing for washing machine and tumble dryer. Cupboard housing Ariston combi boiler. UPVC half glazed door to rear.



## Shower Room

6' 6" x 5' 6" (1.98m x 1.68m) with a modern 3-piece suite comprising of an enclosed shower unit with mains shower above, vanity unit with inset wash hand basin, dual flush WC tiled flooring, stainless steel towel rail, frosted window to side.



### Double Bedroom 1

10' 9" x 9' 5" (3.28m x 2.87m) with double glazed window to side, fitted wardrobes and dressing table.



### Principal Double Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m) with floor to ceiling window to side, walk in wardrobe, central heating radiator. Door into –



### En-Suite

5' 1" x 5' 0" (1.55m x 1.52m) a modern white suite comprising of a shower unit with mains shower above, vanity unit with wash hand basin, dual flush WC, towel rail, frosted window to side.





## EXTERNALLY

The property benefits from a tarmac driveway with parking for 1 car. To the side is a raised composite decking making the most of the glorious views over Cardigan Bay. Level lawned area and access paths to both sides.





## 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.

## Services

We are informed that the property benefits from Mains Water, Electricity and Drainage.

LPG Gas Central Heating.

Tenure : For the purposes of this Assessment we will assume the property is of Leasehold 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 are £2,667.67.

Full occupancy is allowed for 52 weeks of the year but is restricted to those of a minimum age 50 years old.

Council Tax Band : C (Ceredigion County Council)

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

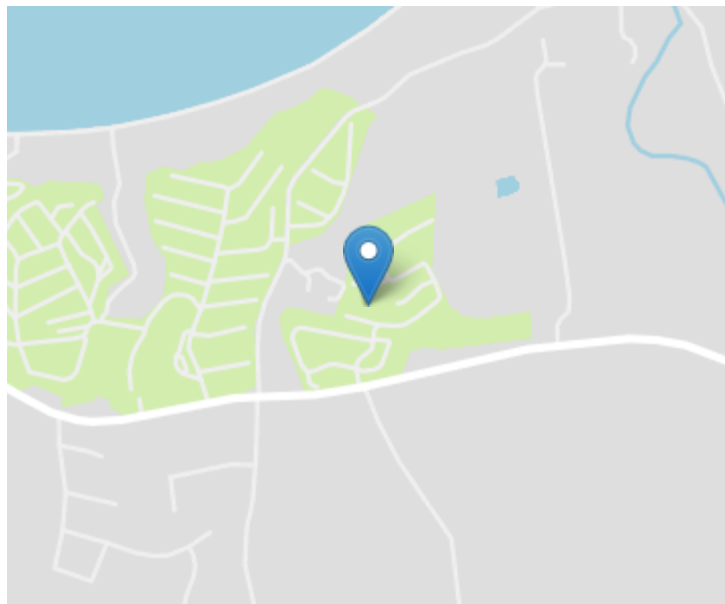
**Is the property listed?** No

**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 take a left hand turning into Harbourside. This property will be seen a little further down the land on the right hand side identified by the Agents for sale board.

**VIEWING:** 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

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

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