

Regulated by:



RICS



Since 1989

*A desirable 2 Bed En Suite Holiday Lodge. Located on the popular leisure park of Ocean Heights.
New Quay - West Wales.*



Pitch M4 Ocean Heights Leisure Park, Maenygroes, New Quay, Ceredigion. SA45 9RL.

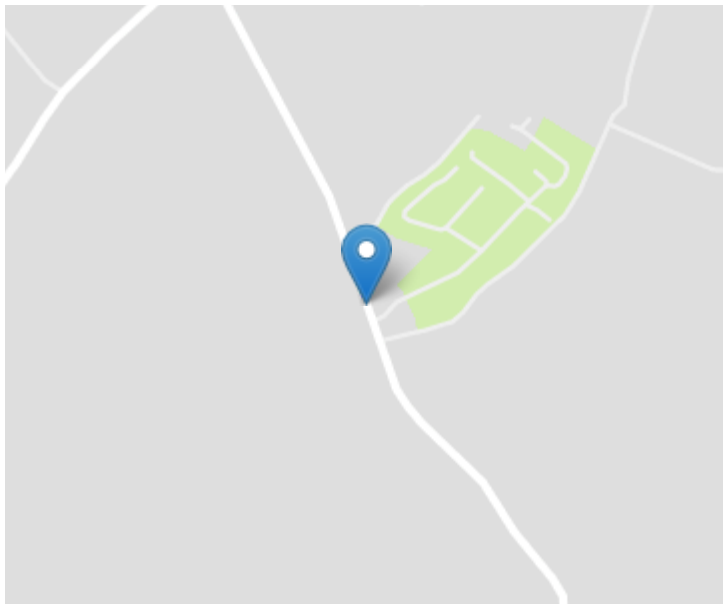
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£125,000

****Opportunity to acquire a modern 2 bed (En Suite) Holiday Lodge**Situating on the popular site of Ocean Heights**Only a 5 minute drive to the sandy beaches of New Quay**With the site offering a range of amenities**A modern open plan kitchen/dining/living area**Large composite decking to front and side**Sea Views over Cardigan Bay**Private Parking**11 Month a Year Occupancy**Perfect Holiday Retreat****

2016 New Hampshire 40' x 20' Lodge. The Accommodation provides - Open Plan Lounge/Kitchen/Dining Room, 2 Double Bedrooms (1 En Suite), Separate Shower Room.

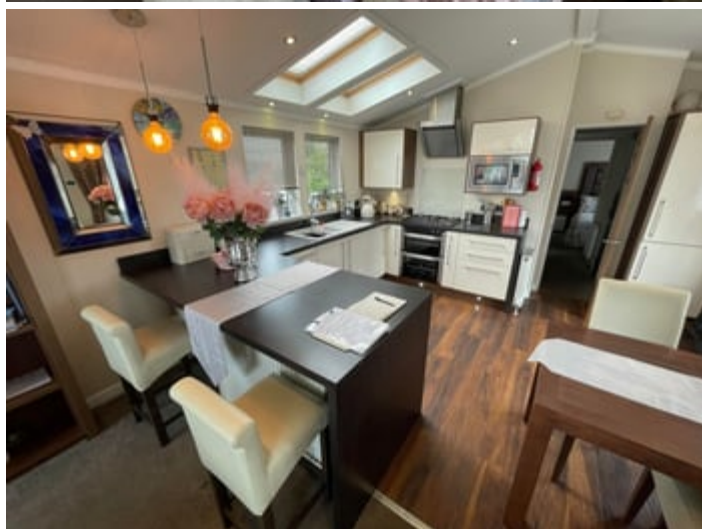
The Park is located at the village of Maenygroes (on a bus route) which lies only a mile or so from the sea at New Quay with its sandy beaches, array of public houses, eating houses, general stores, chemist etc. 8 Miles from the Georgian town of Aberaeron with its comprehensive range of shopping and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



Open Plan Kitchen/Dining Room/Lounge

22' 7" x 15' 5" (6.88m x 4.70m) with tall double glazed units to front, sliding doors to front decking, sea views, electric fireplace, 2 central heating radiators, LED Spotlights to ceiling.

The Kitchen area comprising of modern base and wall cupboard units with Formica working surfaces above, breakfast bar, 1 ½ drainer sink, Belling electric double oven and grill, 5 ring gas hob above, modern extractor hood, 2 velux windows above, double glazed windows to side, half glazed external door, laminate flooring, integrated appliances including dishwasher, washing machine, fridge freezer.





Bedroom 1

7' 6" x 9' 7" (2.29m x 2.92m) with double glazed windows to side, central heating radiator, spot lights to ceiling, cupboard unit, access to Loft storage.



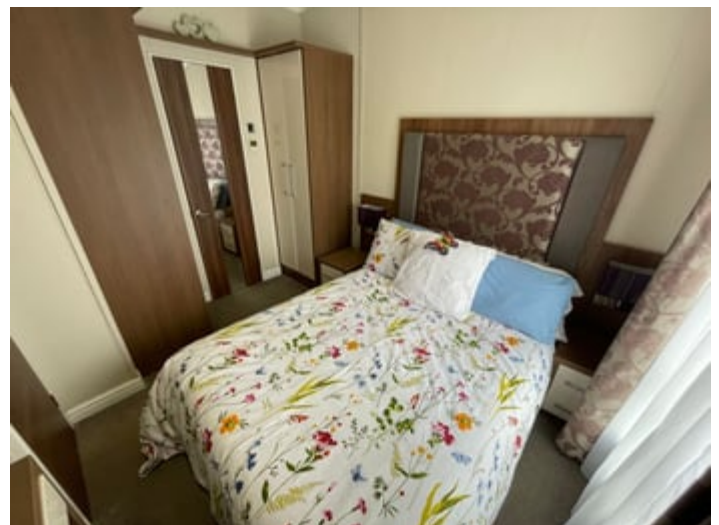
Bathroom

5' 9" x 5' 1" (1.75m x 1.55m) a modern white suite comprising of a panelled bath with mains shower above, vanity unit with inset wash hand basin, illuminous mirror cupboard unit, dual flush w.c. frosted window to rear, central heating radiator, built in cupboard unit.



Master Bedroom

8' 8" x 10' 3" (2.64m x 3.12m) with tall double glazed windows to side, central heating radiator, spot lights to ceiling, fitted cupboard units. Door into -





En Suite

6' 9" x 5' 0" (2.06m x 1.52m) A white suite with corner shower unit, mains power shower above, dual flush WC, vanity unit with inset wash hand basin, central heating radiator, frosted window to side.



EXTERNALLY

To the Front

A large composite decking area to front and side with glass balustrades with views to the sea and over Cardigan Bay.

Tarmaced driveway with private parking for 1 car.





TENURE

Leasehold with 33 years left of the Lease.

We are advised that the ground rent is approximately £4,300 per annum for the 2023/2024 season.

Owners are entitled to use the lodge for 11 months of the year.

Services

We are advised the property benefits from Main Water, Electricity and Drainage. Communal Gas Central Heating. Broadband Available.

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.