

Immaculately presented 3 bed Park Home located on a favoured residential site only 1 mile from New Quay - West Wales.



218 Schooner Park, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SG.

£160,000

Ref R/4685/ID

****Immaculately presented 3 bed (1 en suite) Park Home****On the favoured residential park of Schooner Park**Only 1 mile from the harbour fishing village of New Quay**Generous plot**Tarmac driveway with ample parking for 4 cars**Full double glazing and gas fired central heating**10 minute walk to the sandy beaches of Cei Bach, Traethgwyn and New Quay**

The property comprises of Ent Hall, Dining Room, Lounge, Kitchen, Bathroom, 2 Double Bedrooms (1 En Suite) and 1 Single Bedroom/Office.

The lodge is located on Schooner Park which is a sought after exclusive residential site on the picturesque Cardigan Bay coast. 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 Mobile Homes Act 1983 and the period of lease is indefinite provided the structure and the plot are kept tidy at all times.

Pitch Fees for 2024/2025 we are advised are £2,667.67 with full occupancy allowed 52 weeks a year but it is restricted to those of a minimum age of 50 years of age.

THE ACCOMMODATION

Entrance Hall / Passageway

16' 8" x 8' 2" (5.08m x 2.49m) (max) via half glazed upvc door with stained glass inset, central heating radiator, airing cupboard.



Dining Room

9' 3" x 9' 8" (2.82m x 2.95m) a spacious room with bow windows to side, central heating radiator, glazed double doors into lounge and door into -



Kitchen

9' 4" x 10' 6" (2.84m x 3.20m) comprising of a range of white fitted base and wall cupboard units with formica working surfaces above, inset 1½ drainer sink, eye level electric oven and grill, 4 ring LPG gas hob with extractor hood above, tiled splash back, double glazed to rear, spot lights to ceiling, integrated dishwasher, fridge and freezer. Door into -





Utility Room

5' 2" x 6' 8" (1.57m x 2.03m) with fitted cupboard units with stainless steel single drainer sink, half glazed upvc exterior door, cupboard housing the Worcester Bosch gas fired boiler.



Lounge

19' 4" x 12' 7" (5.89m x 3.84m) a spacious and comfortable lounge with 2 bow windows to front and 1 floor to ceiling window to side, electric fireplace with ornamental surround, wall lights, spot lights to ceiling and 1 central heating radiator.



Office / Single Bedroom 1

6' 7" x 7' 7" (2.01m x 2.31m) with double glazed window to side, fitted desk and cupboard, central heating radiator.



Wet Room

6' 6" x 5' 5" (1.98m x 1.65m) a recently installed wet room with pvc lined boards, mains shower above, low level flush w.c. pedestal wash hand basin, frosted window, central heating radiator, extractor fan.



Double Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m) into bow window to side, range of fitted cupboards and bedside cabinets, central heating radiator.



Principal Bedroom 3

13' 2" x 9' 5" (4.01m x 2.87m) with double glazed window to side, fitted wardrobes and over bed storage, central heating radiator, wall lights, walk in wardrobe. Door into -



En Suite

8' 0" x 5' 5" (2.44m x 1.65m) with three piece suite comprising of a panelled bath with mains shower above, vanity unit with concealed w.c. and inset wash hand basin, tiled walls, frosted window to side, extractor fan.



EXTERNALLY

The Grounds

The property sits in a spacious plot with tarmac driveway with ample off road parking for 4 cars.

The gardens are mostly laid to lawn with a variety of shrubs and flowers.



To the Rear

A recently installed composite decking area.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –
www.morgananddavies.co.uk. Also on our FACEBOOK
Page - 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

We are advised the property benefits from Mains Water,
Electricity and Drainage. LPG Gas Central Heating.

Council Tax Band - C (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas.

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

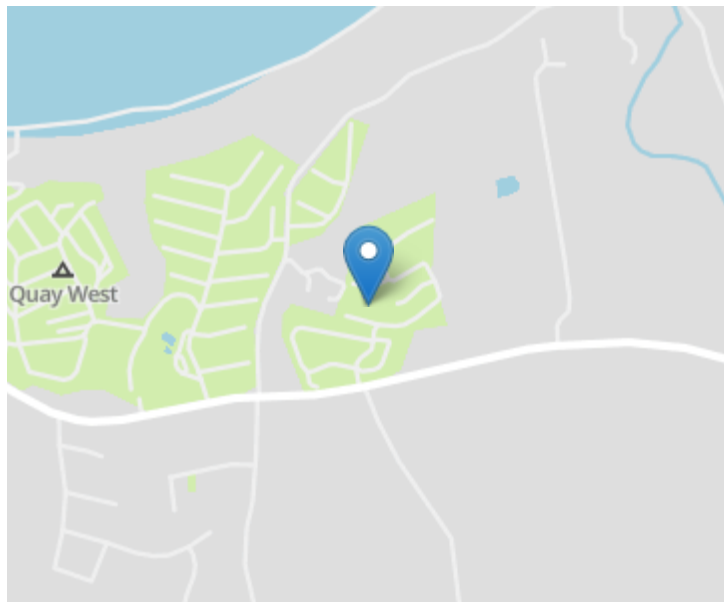
Any risk of coastal erosion? No

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 and turn right alongside The Llanina Arms public house onto the New Quay road. Follow this road through the village of Gilfachreda, until you reach Cnw Y Lili. You will see the sign for Schooner Park clearly sign posted on the right hand side. Turn into the residential park and proceed down past the site office and beyond the first left hand turning you will then come to a T junction, take the first right hand turning, continue around the bend to your left, missing the 1st left junction, proceeding down the road and you will see the property, take the first right hand turning and bear right at T junction and the property will be the first property on your right hand side.

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

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