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RICS



Since 1989

Lovely Park Home in coastal location. 3 Miles Aberaeron - West Wales.



Mountain View Woodlands Caravan Park, Llanon, Ceredigion. SY23 5LX.

Ref R/2886/DD

£75,000

****Comfortable nicely proportioned 2 Bed Park Home**Quiet Holiday/Residential Park**A Few Minutes Walk to the Sea Front**Edge of Village**Easy Reach of Village Amenities and bus Stop**Private Parking**Pleasant Garden**Garage**Available to purchase for those of a minimum age of 55 years and retired/semi retired****

The Accommodation benefits from double glazing with LPG Gas central heating. Provides - Dining Room, Front Lounge with 2 bay windows. Side Conservatory. Inner Hall leads to newly refurbished Shower Room (Disabled friendly), 2 Double Bedrooms, Fitted Kitchen. Detached Single Garage.

Woodlands is a conveniently positioned quiet highly sought after retirement and holiday park, only a few hundred yards inland from the sea at Cardigan Bay. The village of Llanon offers an excellent range of local amenities. Some 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and some 12 miles from the Coastal University & Administrative Centre of Aberystwyth.

GENERAL

The property is sold subject to the Mobile Homes Act in 1983.

Offers comfortable accommodation and well maintained. The roof has been renewed in recent years and recently a new shower room installed.

The rules of the park is that purchasers/occupants must be of a minimum age of 55 years and retired/semi retired.

The pitch fee for the year, paid on the 31st January 2021 was £1,396.43

An additional charge is made for the gas, electricity, water and sewerage. We are advised, as an example approximately charge of similar park homes in the estate are in the region of £100 - £125 per quarter.

The Accommodation provides as follows -

Porch

In upvc double glazing with double glazed entrance door leading through to -

Dining Room

9' 7" x 9' 5" (2.92m x 2.87m) with central heating radiator and side aspect window.



Front Lounge

19' 2" x 11' 9" (5.84m x 3.58m) with 2 front bay windows, 2 central heating radiators. Door -



Side Conservatory

10' 0" x 6' 5" (3.05m x 1.96m)

Inner Hallway

Leads to

Shower Room

6' 8" x 5' 4" (2.03m x 1.63m) with pvc lined walls, disabled friendly shower, low level flush toilet, pedestal wash hand basin, extractor fan, electric wall mounted hot air blower. Heated towel rail.



Double Bedroom 1

10' 8" x 9' 4" (3.25m x 2.84m) with rear aspect window, central heating radiator.



Double Bedroom 2

9' 8" x 9' 7" (2.95m x 2.92m) with rear aspect window, central heating radiator. Fitted wardrobes.



Inner Hallway

With Built in cupboard.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m) with fitted base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, cupboard housing the Worcester LPG Gas fired wall mounted combi boiler. Side aspect window and side exterior door.



EXTERNALLY

Small forecourt.

Side lawned garden with parking. Leads to -



Detached Single Garage

With up and over door.

To the Rear

Feature raised stone built flower beds, useful garden shed. Paved patio and further lawned garden.



Services

Mains Electricity. Mains Water (Communal). LPG Gas fired central heating. Communal Drainage system.

Directions

Travelling on the main A487 coast road from Aberaeron North East towards Aberystwyth. Proceed to the village of Llanon. Immediately as you enter the village of Llanon, take the first left hand turning down alongside the Stad Craig Ddu

new residential estate. After you pass the entrance to Stad Craig Ddu, the entrance to Woodlands is next on the right hand side. Drive in through the walled entrance and take the first left hand turning. Then turn right and follow the park road around to the right until you get to the upper end and the property will be found on the right hand side identified by the Agents for sale board.