

*Attractive 2 bed residential park home. Located on the sought after coastal site of Schooner Park.  
New Quay - West Wales.*



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

**£139,000**

**Ref R/4343/ID**

**\*\*Most attractive 2 bed (1 En Suite) Cosalt 40 x 20 Residential Park Home\*\*** Located in the sought after residential park home of Schooner Park on the outskirts of New Quay - West Wales **\*\*Well maintained throughout with more recent additions\*\*** Walking distance to all village amenities **\*\*Superb sea views over the Cardigan Bay coastline\*\*** Full Double Glazing and Central Heating **\*\*Private Parking\*\*** Lovely Garden area **\*\*On a bus Route\*\***

The property comprises of Ent Hall, Cloak Room, Open Plan Lounge, Dining Room and Kitchen. 2 Double Bedrooms and Jack and Jill Shower Room.

Schooner Park is a sought after exclusive residential site on the picturesque Cardigan Bay coast. Only a 10-15 minute walk to the beach and Traethgwyn 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 Cardigan and Lampeter.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

The current vendors have invested significantly in the upkeep of this 40' x 20' Cosalt Lodge built in 1998. Works include external cladding, new cooker, new shower, new TV aerial, new fridge freezer etc.

**TENURE** - The lodge falls within the Mobile Homes Act 1983 and the period of lease is indefinite provided the structure and plot are kept tidy at all times.

Pitch Fees for 2023/2024 we are advised are £2,667.67 with full occupancy allowed 52 weeks a year but it is strictly for those of a minimum age of 50 years old.

The Accommodation Provides -

### Entrance Hall

10' 9" x 6' 8" (3.28m x 2.03m) via half glazed upvc door, central heating radiator, storage cupboard with central heating radiator, cupboard housing the Ideal LPG Gas boiler. Door into -



### Cloak Room

6' 2" x 3' 3" (1.88m x 0.99m) with low level flush w.c. pedestal wash hand basin, central heating radiator, frosted window to rear.



### Rear Double Bedroom 1

9' 6" x 9' 6" (2.90m x 2.90m) a lovely double room with double glazed window to side, central heating radiator, range of fitted wardrobes with over bed storage compartment. Door into -





## Jack and Jill Shower Room



6' 8" x 6' 6" (2.03m x 1.98m) having a three piece suite comprising of a recently installed walk in shower with mains shower above, pvc lined boards, low level flush w.c. pedestal wash hand basin, central heating radiator, frosted window to side, extractor fan.

## Rear Double Bedroom 2

9' 6" x 9' 6" (2.90m x 2.90m) with central heating radiator, fitted wardrobes with a fitted dressing table.



## Spacious Lounge

16' 0" x 12' 3" (4.88m x 3.73m) with vaulted ceilings and exposed beams, fireplace and surround, 2 double glazed windows to side, 8'5" bay doorway with patio doors leading to the balcony with lovely views towards the sea, TV point, wall lights, 6'7" opening into -







### Kitchen/Dining Room

17' 0" x 7' 0" (5.18m x 2.13m) with range of fitted base and wall cupboard units with some display cabinets, formica working surfaces, inset drainer sink, electric oven and grill, 4 ring induction hob above, plumbing for dishwasher, integrated fridge freezer, under counter fridge, central heating radiator, 8'ft bay with patio doors leading out balcony. Space for 4 seater dining table.



### EXTERNALLY

The property sits in a lovely plot with raised composite decking to the front with tarmac private parking for 2 cars to the side and lovely well maintained lawned area surround.





## MONEY LAUNDERING

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 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:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**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

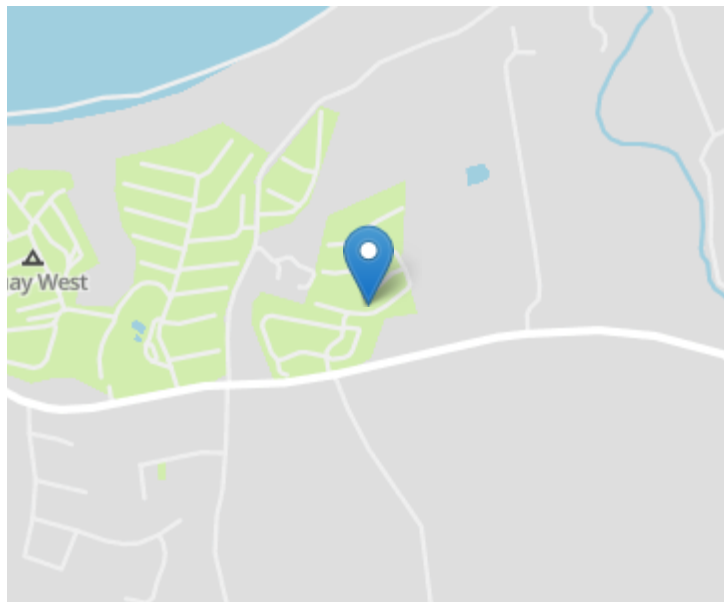
**Any risk of coastal erosion?** No

**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 and the property will be the 2nd property on the left hand side as identified by the agents for sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS®**