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1 Schooner Park, New Quay, Ceredigion, SA45 9SG

Asking Price £180,000

A superb opportunity of acquiring a brand new park home on an extremely desirable plot enjoying sea views on the popular Schooner Park development on the outskirts of the pretty seaside fishing village of New Quay renowned for its sandy beaches. This modern and contemporary styled park home is of a distinctive appearance with an attractive Dormer over the entrance hall offering a spacious feel with open vaulted ceilings to lounge, kitchen and diner. Full length windows in the lounge take advantage of the coastal views and this unit is available tastefully furnished with appliances ready for immediate occupation.

Description



This residence is as dignified and suave as the name suggests, architectural detailing adds character and makes this one of the most modern park homes available in a prestigious location enjoying coastal views. The property has the benefit of LPG gas fired central heating and provides more particularly the following;

Front Entrance Door



with access via easy access ramp for the less able if required, leading to

Hallway



Radiator

Open Plan Kitchen / Dining Area

19' x 9'3" overall (5.79m x 2.82m overall)



With attractive range of contemporary styled kitchen units at base and wall level incorporating full range of integrated appliances with fitted dish washer, fridge & freezer, 4 ring LPG hob, electric oven, single drainer sink unit, spot lighting, fitted breakfast bar, rear entrance door.

Door to boiler cupboard with gas fired boiler.

Living Room

19' x 12' (5.79m x 3.66m)



An attractive room with triple aspect full length windows to take advantage of the coastal view and towards New Quay, open vaulted ceiling, electric fire

Bedroom 1

9'9 x 9'2 (2.97m x 2.79m)



Radiator, built-in dressing room, En-suite shower room

En-suite Shower Room



Part tiled with shower cubicle, wash hand basin, toilet

Bedroom 2

9'3 x 8'5 (2.82m x 2.57m)



Built-in wardrobes, radiator

Bathroom



With panel bath having shower unit over, pedestal wash hand basin, toilet

Externally



The property is located on an elevated plot having attractive views over the park and wooded areas surrounding and along the Ceredigion coastline in the distance. There is an attractive private terrace to the rear of the property on the Western side from where you can sit and watch glorious sunsets

Services

Mains water, mains electricity, mains drainage. Upvc double glazing. LPG central heating. Electricity and water is billed via the site owner.



Tenure

The home is sold with security of tenure as provided by the Mobile Homes Act 1983. Pitch fees for the home amount to £2,204.40 per annum, paid annually in advance. Schooner Park has a fully residential site licence and therefore buyers are permitted to use the home as their only or main residence for 12 months of the year. All residents at Schooner Park must be at least 50 years of age.

The Views





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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