

## **Caravan for Sale**

### **No 32, West Angle Bay Caravan Park, Angle, Pembrokeshire**

Acting on behalf of the owner, we currently have the following caravan available for purchase on the delightful West Angle Bay Caravan Park, Angle, Pembrokeshire.

West Angle Bay Caravan Park is situated within the renowned Pembrokeshire Coast National Park and the sandy beach at West Angle Bay is within 2 minute walk.

Angle Village has all the usual amenities including excellent café/restaurant at the beach, two public houses and a church.

The caravan is sited on a seasonal pitch and the caravan park is open from the 15<sup>th</sup> March to the 17<sup>th</sup> November in every year. Fees for the seasonal static sites for the 2025 season are £3,270.00 inc VAT, plus the non-domestic rates which will be invoiced at a later date.

**If you would like to view the caravan, please telephone Mrs Johanne Powell on: 07989 876116.**

This is a high specification Delta Fusion, 3 bedroom van purchased new in 2014. The caravan offers excellent quality accommodation and has the benefit of central heating and double glazing.

The caravan is situated on the outer ring of the Caravan Park and backs onto open Countryside at the rear.

The accommodation comprises:

- A kitchen/diner with full size gas cooker
- Spacious Lounge with various fitted cupboards.
- Toilet with a separate shower room, both with pedestal wash hand basin.
- Twin room with extensive built-in wardrobe, dressing table and wall cupboards.

The apportioned Site Fees for the 2025 season will be due on the completion of the sale.

The caravan will be sold with all fixtures and fitting with the exception of the owners' personal effects. A viewing is highly recommended.

**Asking Price £55,000**

