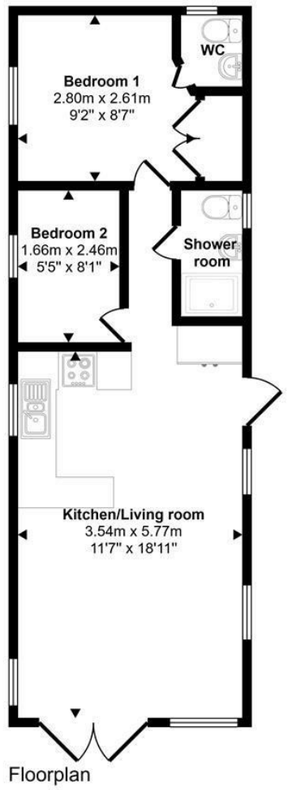
Approx Gross Internal Area
40 sq m / 434 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 15 YEARS FROM 2022
ANNUAL SERVICE CHARGE AMOUNT: £5400
SERVICE CHARGE REVIEW PERIOD: ANNUALLY
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band Exempt / Not Applicable

ref: LW/AMS/07/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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R012 Waters Edge Leisure Park, Gwbert, Cardigan, Ceredigion, SA43 1PP

- Waters Edge Leisure Park
- Leasehold
- Modern Accommodation
- Within Walking Distance of Patch Beach
- Decking Area To Front & Side
- 6 Berth / 36' x 12 ' Static Caravan 2022
- Two Bedrooms
- Coastal & Estuary Views
- Ideal Holiday Home
- EPC Rating: Exempt

Offers In The Region Of £70,000

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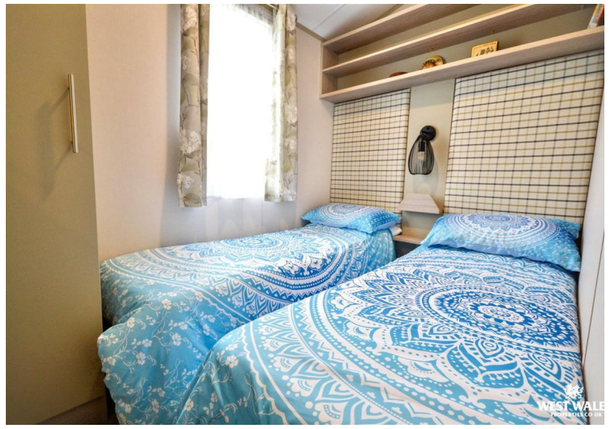
The Agent that goes the Extra Mile





















Situated in an enviable position on the stunning Ceredigion coastline at Patch Beach, this well-presented 6 berth static caravan enjoys breath-taking views across the Teifi Estuary towards Cardigan, as well as out to sea towards Poppit Sands and Cardigan Island and Cardigan Bay beyond. With the beach just moments from your doorstep, you can enjoy scenic coastal walks and relax on the decking while listening to the soothing sound of the waves.

Accessed via steps leading to the side decking, the caravan opens into a bright and modern open-plan living, dining and kitchen area. The comfortable lounge benefits from glazed double doors opening onto the front decking, perfectly framing the spectacular sea views and creating a wonderful space to unwind. The fitted kitchen offers a range of wall and base units, ample worktop space, and a window overlooking the coastline, while the dining area provides space for a table and chairs. The sofa in the living area is a fold out double bed providing extra sleeping space. The remaining accommodation comprises two bedrooms, including a twin room and a double bedroom with a built-in wardrobe and the added convenience of an en-suite WC. A contemporary shower room completes the internal accommodation.

Externally, the property benefits from allocated parking for one vehicle, a side decking area, and a front deck—an ideal spot for enjoying your morning coffee, simply taking in the coastal scenery.

The park enjoys a prime position adjacent to the Teifi Boat Club, making it ideal for boating enthusiasts. A short walk or drive along the coast leads to the Cliff Hotel Restaurant & Spa, which boasts stunning elevated views over Poppit Sands and Cardigan Island. Renowned for its luxurious spa treatments, as well as its popular Sunday roasts and evening dining, the hotel is a much-loved local destination. Nearby, The Flat Rock Bistro offers excellent year-round dining, while the championship Cardigan Golf Club is also within easy reach.

Gwbert, is a small hamlet located on the cliff top at the mouth of the Teifi Estuary, 3 miles northwest from the popular market town of Cardigan. There are many attractions nearby including; Ceredigion Coastal Path which takes you from Gwbert towards Aberporth, Cardigan Golf Club which offers a testing round of golf with the stunning sea views! Cardigan Island Farm Park which offers a fun day out for the family and a chance (if you're lucky) to see the Bottlenose Dolphins and Grey Seals from dry land. And the beaches of Mwnt (3.7 miles), Poppit Sands (6.1 miles) and Aberporth (7.1 miles) are all within easy driving distance.



DIRECTIONS

From our office in Cardigan, head along High Street towards Chancery Lane. Continue onto Pendre, then follow the road onto North Road. At the junction, turn left onto Gwbert Road (B4548) and continue following the B4548 for approximately 2 miles. You will see the sign post for Waters Edge Leisure Park. What three words to the park - and to the caravan -

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.