



CARDIGAN
BAY
PROPERTIES

EST 2021

**Carnaby Ashdale – Showground, Brand New 2022 Model, Waters Edge Leisure Park,
Cardigan, SA43 1PW**

£64,995





Carnaby Ashdale – Showground, Brand New 2022 Model, Waters Edge Leisure Park, Gwbert, SA43 1PW

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- 2 Bed Caravan
- Stunning coastal location
- Walking distance to beach
- Close to Cardigan town
- Next door to The Teifi Boat Club
- 9/10 month occupancy
- Sea & estuary views all around
- Ideal holiday home
- Walking distance to Spa & Restaurants
- EPC Exempt.

About The Property

Holiday in your very own luxury holiday home static caravan, with sea views, situated in the picturesque setting of Gwbert on Sea in Cardigan Bay. The park sits on the edge of the Teifi river estuary, in a most enviable position, boasting panoramic views of Cardigan Bay and the Pembrokeshire National Park with Cardigan Coastal path passing just by its borders. A short walk or drive up the coast sits the Cliff Hotel Restaurant & Spa with fabulous elevated views of Poppit Sands and Cardigan Island. The hotel offers luxurious spa treatments and is popular for this reason and their Sunday roasts and evening meals. Next door to that is The Flat Rock Bistro, which also offers great meals all year round.

The nearby market town of Cardigan remains unspoilt and rich in heritage. Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more.

The Carnaby Ashdale with its trademark spacious living areas. The lounge layout has been updated to create more space, and the soft furnishings have a fresh, funky design. The large, functional kitchen has cashmere grey doors. It comes with everything you need to whip up a family meal including a gas cooker, integrated microwave, integral fridge freezer and stainless steel sink. This model is ideal for families as it boasts many smart storage solutions including a blanket box in the lounge and fitted bench seating with storage underneath.



Rooms

Details Continued:

This may be the entry-level model but there's nothing standard about the level of quality or comfort you'll discover inside thanks to our sprung seating, high insulation and domestic-grade mattresses that come with every Carnaby model.

Externally - the park is approached through a barrier gated entrance off a minor country lane, into its own grounds, where the drive carries on to the caravans and their own individual parking spaces. The front/side of the caravan can have a decked area installed at an additional, agreeable cost, and the buyers can also choose the site pitch they wish to occupy if available. There is typically space around the caravan pitch where the owner can sit and relax and take in the stunning surroundings. And there is parking nearby.



Lounge Area

Kitchen Area

Total Living Space

Bedroom 1

En-Suite

Bedroom 2

Family Bathroom

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: Exempt as not residential property

TENURE: We are advised that the property is leasehold
GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: Low Risk

VIEWING INFORMATION: Finance options available, written details on request. Leasehold - 15-year pitch license agreement. 2023 Site fee - £5100 charged Pro rata on completion date - 1st March to 30th November Season with the option to extend to 15th Jan for an additional £300 if you wish to use over

Xmas and New Year. Electricity and gas are on top of this price. The park will discuss this in detail with the interested parties. The property is for personal/friends/family use only, not to be sub-let.

HW/HW/04/23/OK

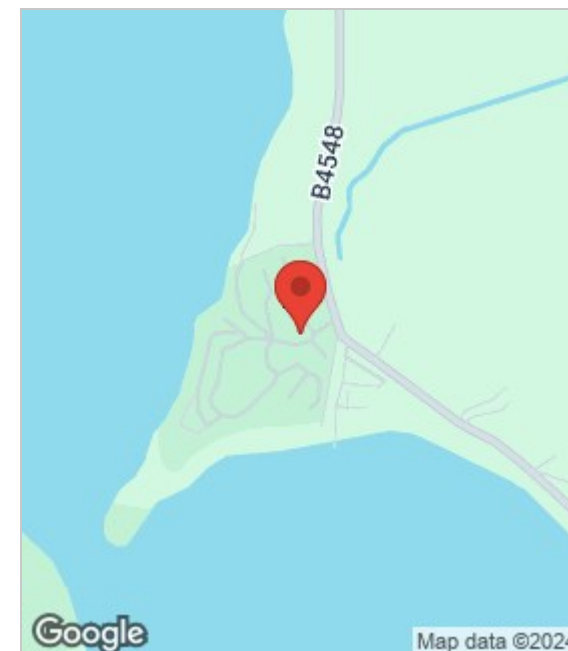
Directions

Head out of Cardigan along "Gwbert Road" until you reach the area known as "Patch". As you drive past the Boating Club on your left-hand side you will see the entrance to Waters Edge Leisure Park just after this. Viewings are by appointment only - please call us to arrange these. When you arrive at the gated barrier a member of the site team will let you in.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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