



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



CARDIGAN  
BAY  
PROPERTIES

EST 2021







# ABI Beverley – Showground, Brand New 2022

£84,995

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

## About The Property

Holiday in your very own luxury holiday home static caravan 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 ABI Beverley is a 40ft x 12 ft 3 bedroom static caravan which has been cleverly designed so that you have the perfect balance of stylish fabrics, modern fixtures and fittings and those all-important extra special finishing touches.

The open-plan living area has a new updated colour scheme, a comfy, free-standing sofa and stylish coordinating cushions and lined curtains. There is a free-standing dining table and chairs and the kitchen boasts a mixture of modern units, cupboards and drawers and an oven/hob with an externally vented powered cooker hood.

The bedrooms in the Beverley are bright and welcoming with contrasting wood continuing throughout.



### Details Continued:

There is a double bed in the master bedroom with a lift-up storage system, a separate WC. There are two single beds in the twin rooms. TV points and USB sockets are provided throughout for your convenience. The family shower room has a white three-piece suite.

From designer-look lighting to stripped-back handles, every inch feels original, a touch urban and utterly desirable.

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

12'4" x 11'10"

Kitchen Area

9'10" x 7'3"

Total Living Space

Bedroom 1

11'8" x 8'1"

En-Suite

4'10" x 4'3"

Bedroom 2

7'11" x 6'0"

Bedroom 3

Family Shower room

7'0" x 4'4"

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 details with the interested parties. The property is for personal/friends/family use only, not to be sub-let.

HW/HW/04/23/OKTR

























**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](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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