



Pre Owned 2016 ABI Tenby, Waters Edge Leisure Park, Gwbert, Cardigan, SA43 1PW

£44,995



CARDIGAN
BAY
PROPERTIES

EST 2021





Pre Owned 2016 ABI Tenby, Waters Edge Leisure

£44,995

- 3 Bed Caravan (1 double and 2 twin rooms)
- 9/10 month occupancy
- Pre Owned 2016 36ft x 12ft ABI Tenby with double glazing & central heating
- Stunning coastal location with 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 pre-owned, 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 2016 ABI Tenby is a 36ft x 12ft with 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, a gas oven/hob with grill and an externally vented powered cooker hood, a full-sized fridge freezer and a microwave for all modern conveniences and comfort.



Details Continued:

The bedrooms in the Tenby are bright and welcoming with contrasting wood continuing throughout. There is a double bed in the master bedroom, 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. And there is also a pull-out bed giving this caravan a maximum occupancy of 7 people.

With double glazing, gas central heating, Side deck made from Galvanised steel frame and UPVc, No site fees to pay for 2024, Minimum 10 year license, this is one holiday home that cannot be overlooked.

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 side of the caravan has a deck made from Galvanised steel frame and UPVc, 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 Toilet

Bedroom 2

Bedroom 3

Family Shower room

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: Exempt as static caravan -

Ceredigion County Council

TENURE: LEASEHOLD - Finance options available, written details on request. Leasehold - 15-year pitch license agreement. 2024 - no Fees for 2024 - following fees apply thereafter: 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.

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Static Caravan

SEWERAGE: Mains Site Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

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

COASTAL EROSION RISK: Low Risk

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Finance options available, written details on request. Leasehold - 10-year pitch license agreement. 2024 - no Fees for 2024 - following fees apply thereafter: 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.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/09/24/OK





Directions

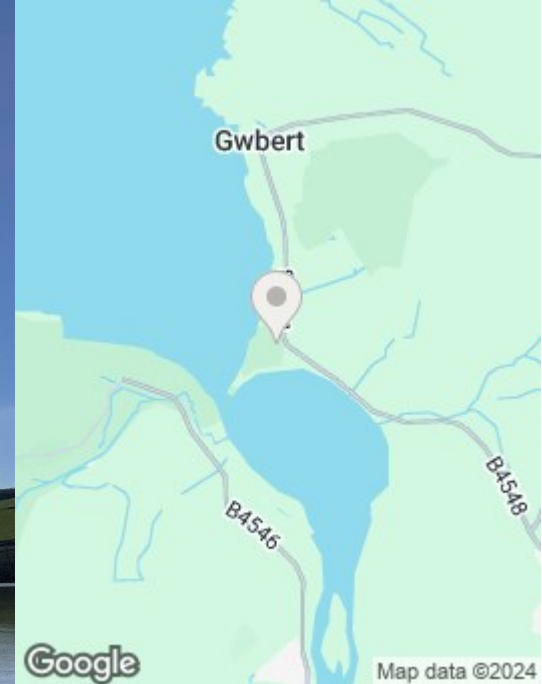
Head out of Cardigan along "Gwbert Road" until you reach the area known as "Patch". As you drive past the Boating Club on your left-hand side you will see the entrance to Waters Edge Leisure Park just after this. Viewings are by appointment only - please call us to arrange these. When you arrive at the 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 Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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