



Caravan on Plot 19, Trefach Holiday Park, Clynderwen, SA66 7RU

£37,995



CARDIGAN
BAY
PROPERTIES

EST 2021



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Caravan on Plot 19, Trefach Holiday Park,

£37,995

- Pemberton Abingdon 2014 model, 38ft x 12ft
- Jack and Jill bathroom with good-sized shower
- Lounge with gas fire, patio doors, and separate dining area
- Small side lawn, rear patio, and private LPG gas storage
- Holiday park location near Preseli Mountains and Cardigan Bay
- Two double bedrooms with walk-in wardrobe to the master
- Fully fitted kitchen with built-in appliances
- Composite front decking with open countryside views
- Heated outdoor swimming pool and Clubhouse on site
- Energy Rating: Exempt

About The Property

Looking for a countryside holiday home with beautiful mountain views and easy access to West Wales and Cardigan Bay? This comfortable 2-bedroom Pemberton Abingdon caravan, complete with decking, parking, and modern facilities, offers a fantastic family base at a welcoming holiday park. Located in the heart of the Pembrokeshire countryside, the Pemberton Abingdon 2014 Caravan offers a fantastic opportunity to enjoy holiday home ownership with the Preseli Mountains forming a spectacular backdrop. Set on a holiday park that blends seamlessly into its natural surroundings, this caravan delivers a comfortable countryside base to explore the very best of West Wales and Cardigan Bay.

Measuring 38ft x 12ft, the caravan is thoughtfully laid out to maximise both space and comfort. Coming fully furnished, the kitchen diner provides a practical and homely space for family meals and gatherings. Fitted with wall and base units, an LPG gas oven with extractor, built-in fridge freezer, microwave, toaster, and kettle, the kitchen offers everything needed for longer stays. Storage has been cleverly considered throughout, ensuring that the caravan works well even for larger family visits.

The dining area links neatly to the lounge, separated by double bi-fold doors which allow for flexibility between open-plan living and private, cosy evenings. The lounge itself features two comfortable sofas, a gas fireplace, a TV unit and coffee table, all creating a warm and relaxed atmosphere. Sliding patio doors open out onto a composite decked area at the front, perfectly placed to take in the open park views with the Preseli foothills beyond.

Moving through the hallway, two bedrooms offer flexible accommodation. One bedroom is currently arranged with two single beds that can easily be pushed together to form a double. It also benefits from a built-in wardrobe, making practical use of the space.



Details Continued:

The master bedroom is particularly appealing, with a walk-in wardrobe/dressing area providing excellent storage options. A Jack and Jill style bathroom links both the master bedroom and the hallway, equipped with a good-sized shower, a wash hand basin, toilet, and useful built-in storage cupboards.

Externally:

Outside, the caravan enjoys a small lawned area to the side, a paved path leading to the entrance steps, and a rear patio where LPG gas bottles are conveniently stored. The

front composite decking is an ideal spot to enjoy morning coffee or relaxed evening drinks while soaking up the fresh country air.

The holiday park itself is carefully managed to maintain a natural, unobtrusive atmosphere. Facilities include a Clubhouse serving food and offering entertainment such as live music, creating a friendly, laid-back environment for owners. A heated outdoor pool is available during the open season, adding an extra level of enjoyment during warmer months. Families are well

catered for, with plenty of activities for children across the park, making it easy for all generations to enjoy their time together.

The park is open from March 1st to January 6th each year, with the Clubhouse operating year-round for those who want to pop back during the winter months. Dog lovers should note that while the park itself is welcoming to dogs, they are not permitted in the Clubhouse or swimming pool areas.

This is an excellent choice for anyone seeking a practical, comfortable holiday home in a lovely countryside setting, with easy access to explore the beauty of West Wales and the stunning coastlines around Cardigan Bay. The Pemberton Abingdon 2014 Caravan brings together a comfortable home-from-home feel with everything needed for relaxed, memorable holidays.

Kitchen/Diner
11'9" x 7'10" max

Lounge
11'9" x 11'9"

Hall
2'8" x 8'1"

Master Bedroom
8'2" x 9'6"

Dressing Area
3'5" x 5'6"

Jack and Jill Bathroom
3'5" x 9'11"

Bedroom 2
5'4" x 8'2"

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

COUNCIL TAX BAND: Exempt as not residential property.

TENURE: LEASEHOLD – 12-year pitch license agreement remaining. Site fees: £3,850.

Rates: £250.

PARKING: Off-Road Parking outside or next to the caravan

PROPERTY CONSTRUCTION: Caravan

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

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

BROADBAND: – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available although some suppliers may have low coverage, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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: None in this location

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, please call us to arrange. The property is for personal/friends/family use only, not to be sub-let. It also may not be used as your permanent residence. The site opening times run from – 1st March to 6th of January. Electricity and gas are on top of this price.

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.

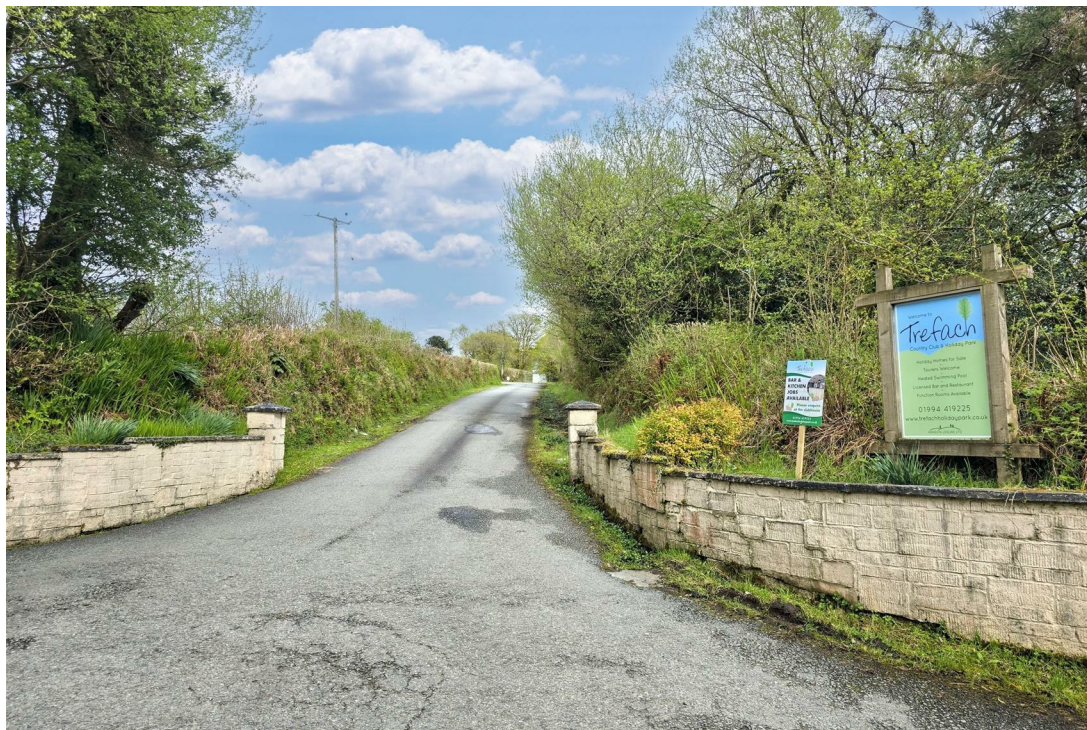
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DIRECTIONS:

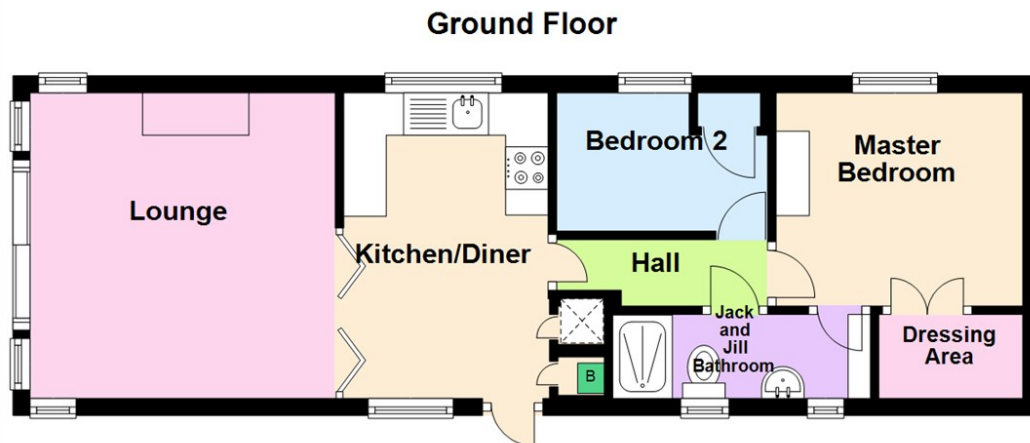
From Cardigan head out on the A478 towards Tenby, pass through Crymych and Pentre Galar until you reach Glandy Cross. You will see a turning to your right, just before the petrol station, going back on yourself. Take this turning and follow this road until you reach the caravan park (signposted) on your right-hand side. Drive into the park, and park on the right-hand side, and go into the office where a member of staff will be available to show you the caravan. What3Words to site entrance -
///slippery.estuaries.device What3Words to the caravan -
///popping.according.lazy

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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