



## Ocean Breeze, 38 Fishguard Bay Resort, Fishguard, Newport, Pembrokeshire SA65 0ET Price £249,000

- Expansive living room in blues and greens
- King-size master with en-suite and dressing room
- Fully integrated kitchen with wine cooler
- Pet-friendly with parking for one car
- Direct access to scenic coastal path
- 2 spacious bedrooms, 2 modern bathrooms
- Twin/super-king second bedroom, family bathroom
- Private hot tub on spacious decking
- Partial sea views, secluded resort area
- Close to Fishguard's charming village amenities

# 38 Fishguard Bay Resort, Newport SA65 9ET

38 Ocean Breeze Heritage Horizon Special at Fishguard Bay Resort

Owner: Philippa Hawkins

Make and Model: Heritage Horizon Special 2015

Size: 40 x 20

Bedrooms: 2

Bathrooms: 2

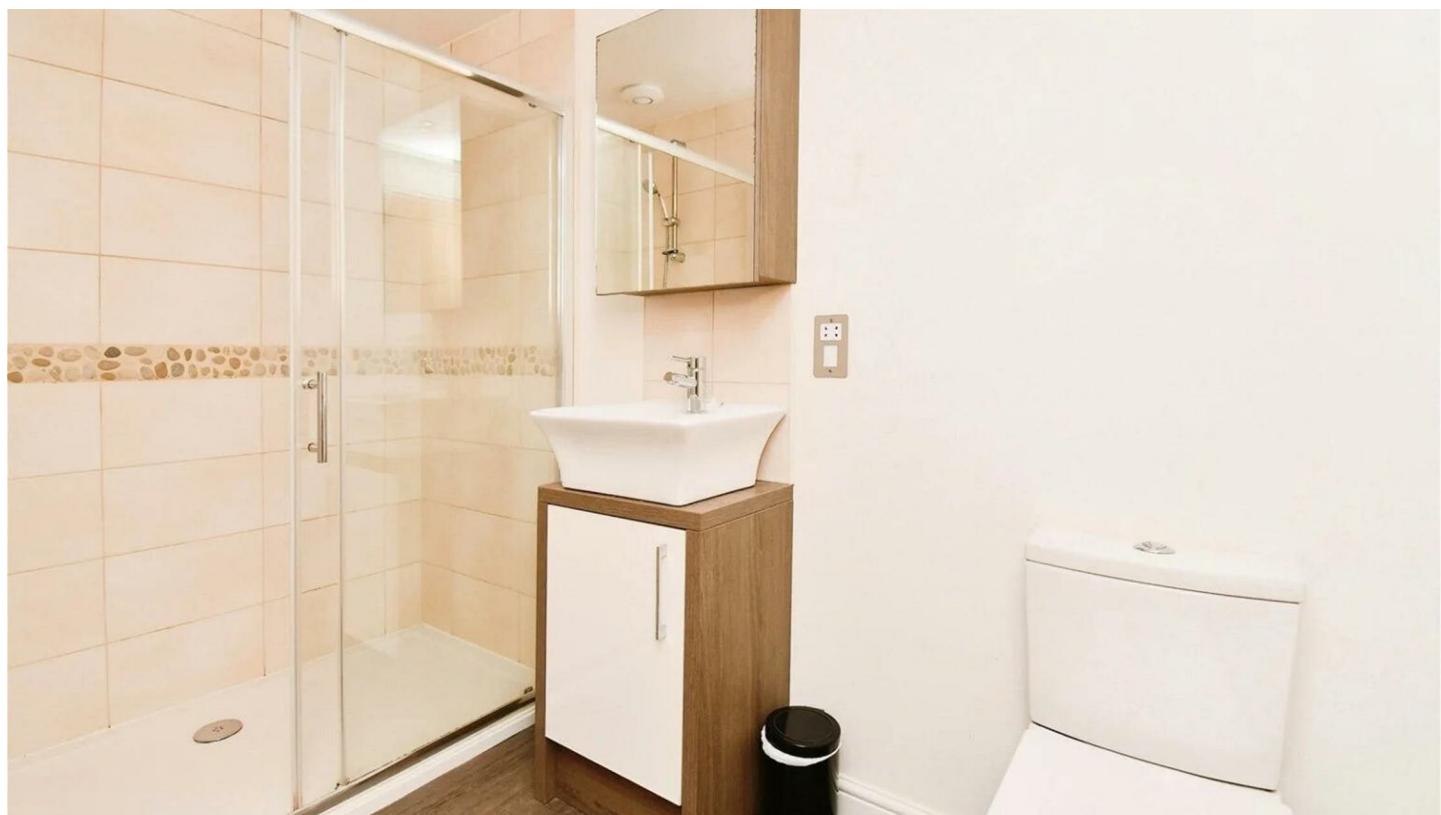
Tenure: 250 year licence

Season: 10.5 month holiday season. The park closes on 9 January and reopens on 1 March

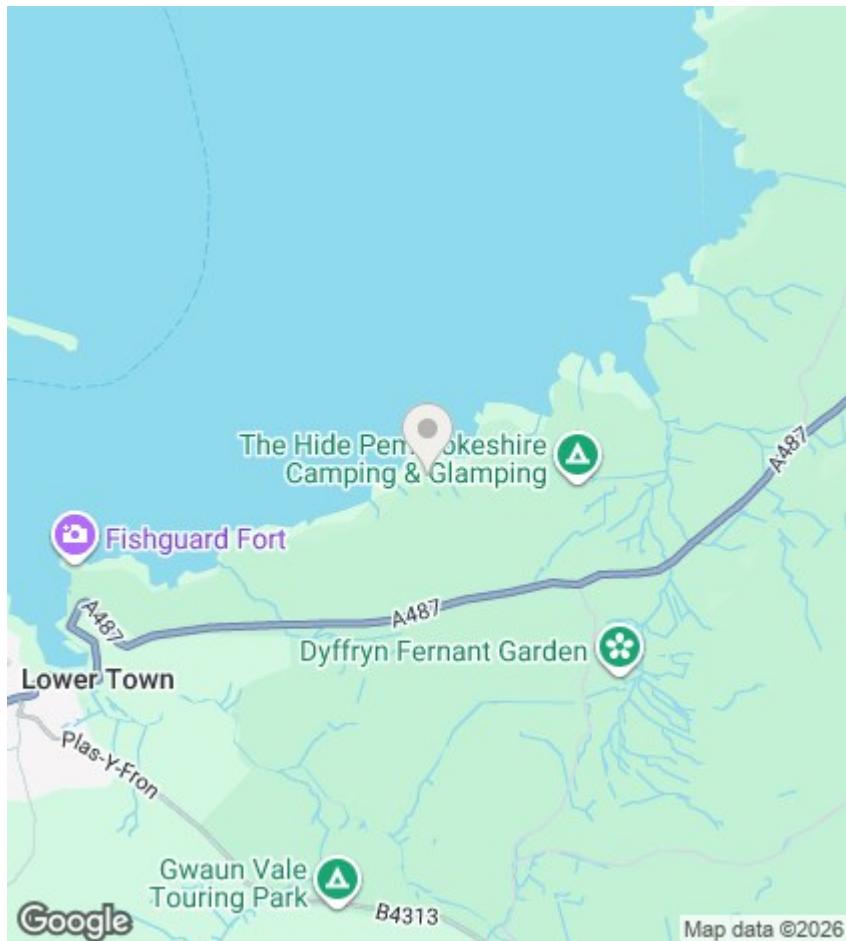
Set within the popular Fishguard Bay Resort, this attractive lodge offers comfortable coastal living in a peaceful and scenic environment. Built in 2015, the property provides approximately 800 square feet of well planned accommodation, making it ideal for personal use or relaxed holiday stays throughout the season.



Council Tax Band: Exempt







## Directions

## Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

## EPC Rating:

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	