



CARDIGAN
BAY
PROPERTIES

EST 2021

Rosa Chalet, Woodlands Lodge Retreat, Gilfachrheda, New Quay, SA45 9ST

Offers in the region of £15,000



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Rosa Chalet, Woodlands Lodge Retreat,

- One-bedroom chalet, ideal for holiday use
- Open-plan living space with room for a sofa bed
- Shower room with wash hand basin and toilet
- Communal parking area nearby
- Close to beaches, coastal towns, and scenic walks
- Set in a woodland retreat, open year-round
- Fully fitted kitchen with integrated appliances
- Private composite deck with fenced surround
- On-site bar with occasional events
- EPC Exempt

About The Property

Looking for a well-placed holiday escape with easy access to the coast and countryside? This one-bedroom chalet at Woodlands Lodge Retreat offers a comfortable base to relax and explore the stunning Ceredigion coastline, with New Quay and Aberaeron just a short drive away.

Tucked within a woodland setting, this chalet is designed for easy, low-maintenance holiday living. Double patio doors open into an open-plan space that accommodates a lounge area with room for a sofa bed, a fully equipped kitchen, and a dining nook. The kitchen features an integrated fridge, electric oven, hob with extractor, slimline dishwasher, and a stainless-steel sink with drainer. A practical cupboard houses the hot water heater, keeping things tidy and efficient.

A door from the living area leads into the shower room, fitted with a shower, wash hand basin, and toilet. The bedroom, positioned at the rear, offers a comfortable double bed space, with windows to two sides providing natural light. A built-in storage cupboard doubles as a wardrobe, making clever use of the space.

The outdoor area is a real highlight, with a spacious composite deck to the front, with fencing on three sides. This provides a seating area, perfect for enjoying a morning coffee or unwinding in the evening while taking in the woodland surroundings. A pathway and steps lead down to the communal parking area for easy access.

Woodlands Lodge Retreat is open year-round, allowing owners and visitors to enjoy every season. On-site, there are scenic woodland walks to explore, while a short walk takes you to the communal bar, which hosts monthly events at select times throughout the year. For those keen on outdoor adventures, the nearby beaches of New Quay and Cei Bach provide opportunities for coastal walks, water sports, or simply relaxing by the sea.

Whether it's a weekend getaway or a longer stay, this chalet is an ideal choice for those seeking a simple, practical, and well-located holiday home in West Wales.

Offers in the region of £15,000



Open Plan Living
13'6" x 13'8" (4.12m x 4.17m)

Bedroom
9'9" x 8'9" (2.99m x 2.67m)

Shower Room
10'7" x 4'11" max (3.24m x 1.50m max)



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

COUNCIL TAX BAND: A – Ceredigion County Council
TENURE: LEASEHOLD – 19 Years remaining of a 20 year lease,
Annual ground rent: £7,200 (payable quarterly) – Annual service charge: £912.76, inc Insurance, waste management, water/sewage and admin fees inc vat, per year – (see the end of this section for full breakdown) – Additional fees apply for electric & gas bottles are agreed directly with the park.
PARKING: Communal Off-Road Parking Available on site – not allocated.
PROPERTY CONSTRUCTION: Timber Framed Chalet
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Electric Heating with water heater for hot water
BROADBAND: Not available – 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 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.

OTHER COSTS TO BE AWARE OF.

LAND TRANSACTION TAX (LTT): You may need to pay this if you

buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.
VIEWINGS: By appointment only. The purchase will go through in a single transaction once an offer is accepted (much the same as when you purchase a car or caravan). The lease agreement is made between the new owners and the site owners. There

are steps up to the chalet. Whilst this is mostly used a holiday let chalet on a park. It could be used to live in for longer periods, but it must not be the person's main and only address, they must be registered as living in a main residence somewhere else. Has been used as a holiday let by the current owners, letting out for 5/6 weeks at a time.

Fees payable quarterly as follows (INC VAT):
Pitch Fee /Ground Rent – £1,800.00
Water/Sewage (unmetered) – £55.69 (approx.)
Admin Fee/Charge – £18.00
Total payable each quarter – £1,873.69
(Total payable each year – £7,494.76)

Fees Payable Anually are as follows (INC VAT):
Insurance check fee – £96.00
Grounds Maintenance – £330.00
Waste Management – £192.00
Total yearly fees – £618.00

OVERALL YEARLY TOTAL = £8,112.76

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.

HW/HW/03/25/OK





Directions

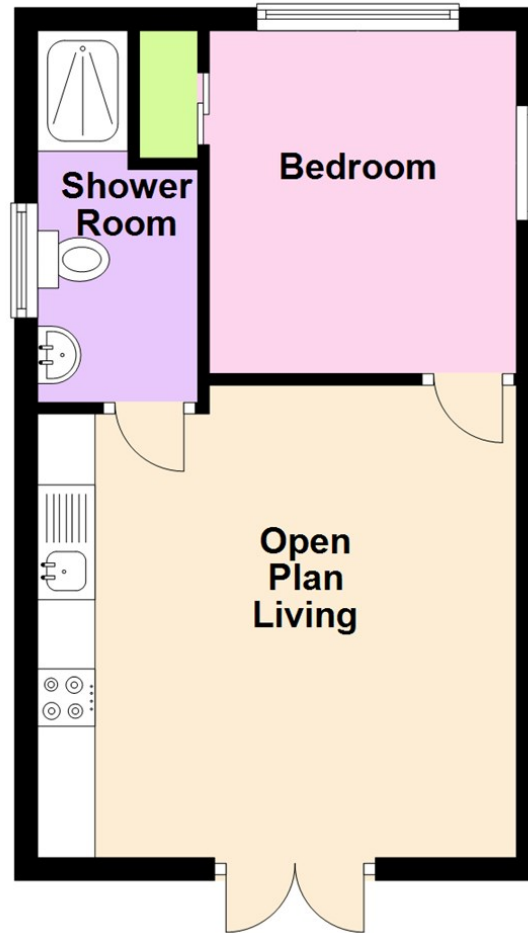
From Cardigan head northwards along the A487 for about 18 miles until you reach the village of Llanarth. Turn left here for New Quay along the B4342. Follow this road for about a mile and you will see the entrance into the Woodlands Lodge Retreat park on your right, turn in here, go past the bar and office on your right, go past the first parking area and you will see the chalet up on your right, park in the next parking area you see on your right and walk up the path and steps to the chalet.

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.



Ground Floor



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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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