



ABI Westwood, Waters Edge Leisure Park, Cardigan, SA43 1PW

£149,995



CARDIGAN
BAY
PROPERTIES
EST 2021



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ABI Westwood, Waters Edge Leisure Park, Gwbert,

£149,995

- 2 Bed Caravan - 44ft x 14ft
- Full double glazing & Gas central heating
- King-size bed with lift-up storage and stylish décor
- Close to Cardigan town
- Stylish Wooden Beam Fireplace
- Spacious lounge & beautifully designed kitchen
- Sea & estuary views all around & Walking distance to beach
- Ideal holiday home with 9/10 month occupancy
- Walking distance to Spa & Restaurants
- 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.

The ABI Westwood 2-bed holiday home exudes contemporary elegance, offering a sophisticated living space perfect for modern getaways. The lounge features a cinematic window (ideal for taking in the spectacular sea views) and chevron-style feature walls, paired with matt black details for a chic finish. Enjoy the fully equipped kitchen with integrated appliances, including a 5-burner gas hob, fridge freezer, dishwasher, and wine cooler. The master bedroom boasts a king-size bed with lift-up storage, while the en-suite offers a full shower room. You'll also find a stunning family bath overhead shower. With a vaulted ceiling, Velux roof lights, stylish furnishings, and thoughtful touches like USB sockets in all rooms, the Westwood ensures luxury and comfort at every turn.

* Contemporary Lounge Design – Cinematic window and chevron-style feature walls with matt black details.

* Fully Equipped Kitchen – Includes integrated appliances: 5-burner gas hob, fridge freezer, dishwasher, and wine cooler.

* Master Bedroom – King-size bed with lift-up storage and stylish décor.

* En-Suite Bathroom – Features a domestic-style bath and separate shower for ultimate convenience.

* Vaulted Ceiling – 9.5ft internally vaulted ceiling for a spacious, airy feel.

* Thoughtful Modern Touches – USB sockets in all rooms, soft-close doors and drawers throughout.

* Stylish Interior – Feature wood panelling, classic mirror, and high-quality furnishings throughout.

Double Glazing & Central Heating

Feature Window in Lounge

Free-Standing Dining Furniture

VELUX® Rooflight in Kitchen

Stylish Wooden Beam Fireplace

USB Sockets in All Bedrooms



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 decked area installed. There is typically space around the caravan pitch where the owner can sit, relax, and take in the stunning surroundings. And there is parking nearby. Could this be your perfect beachfront retreat?

About the holiday park
Escape to the coast:

A family-owned leisure park, with spectacular views. Nestled on the edge of the Teifi River estuary, overlooking Cardigan Bay, with views of Poppit Sands and the Pembrokeshire National Park, this park offers an unmatched picturesque setting. If you're looking for exceptional views, it doesn't get much better than this!

The park is positioned next-door to the Teifi Boat Club, perfect for boating enthusiasts. 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 and a championship golf course at Cardigan Golf Club is close by.

This exclusive location is the obvious choice for holiday homeowners and holiday guests that love to holiday by the coast and enjoy the great outdoors. Creating precious memories by the sea with your loved ones is what holidaying is all about. Whether you're looking to simply relax and take in the stunning scenery or are looking to explore everything West Wales has to offer, you can do it all when you holiday here. Bringing your four-legged best friend? No problem, we've got pet friendly accommodation for you to choose from.

When you own a holiday home at this park, it's like owning your very own slice of paradise. Having the freedom and flexibility to escape to your very own home-from-home whenever the mood takes you, opens up a whole new lifestyle for you to enjoy. If you're seeking a relaxing coastal retreat with outstanding views, then look no further.

Lounge Area

Kitchen Area

Total Living Space

Bedroom 1

En-Suite

Bedroom 2

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 not residential property.

TENURE: LEASEHOLD – 15-year pitch license agreement. Site fees: £5,300. 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/)

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>)

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 WHEN PURCHASING A PROPERTY:

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. We will arrange for them to call you once an offer has been accepted. 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

on top of this price. The park will discuss this in detail with the interested parties.

- 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.

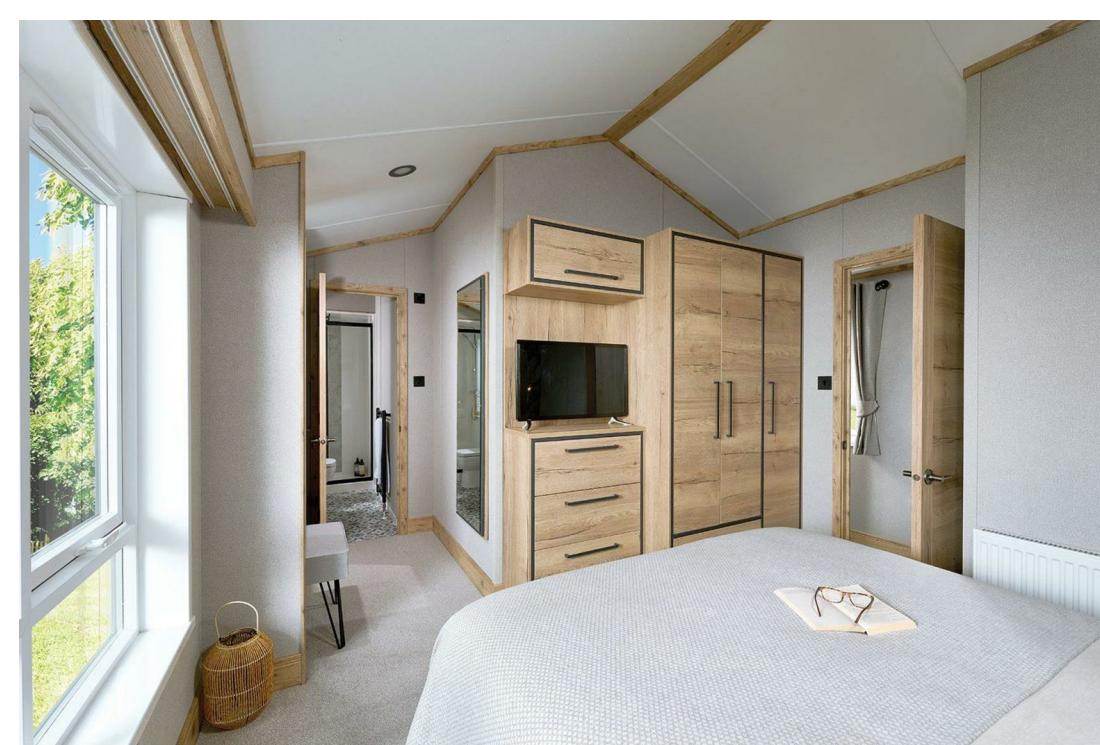
VIEWINGS: By appointment only, please call us to arrange. Finance options available, written details are available from the park on request. The property is for personal/friends/family use only, not to be sub-let. It also may not be used as your permanent residence. It also may not be used as your permanent residence. The site opening times run from - 1st March to 30th November 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

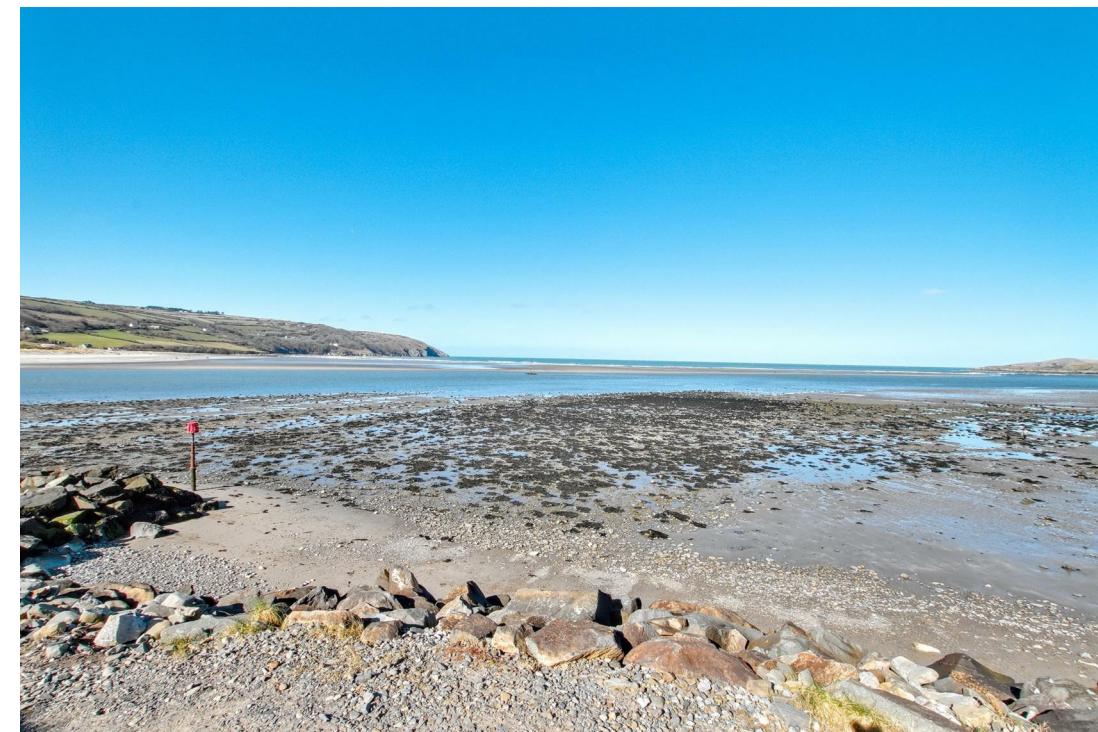
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

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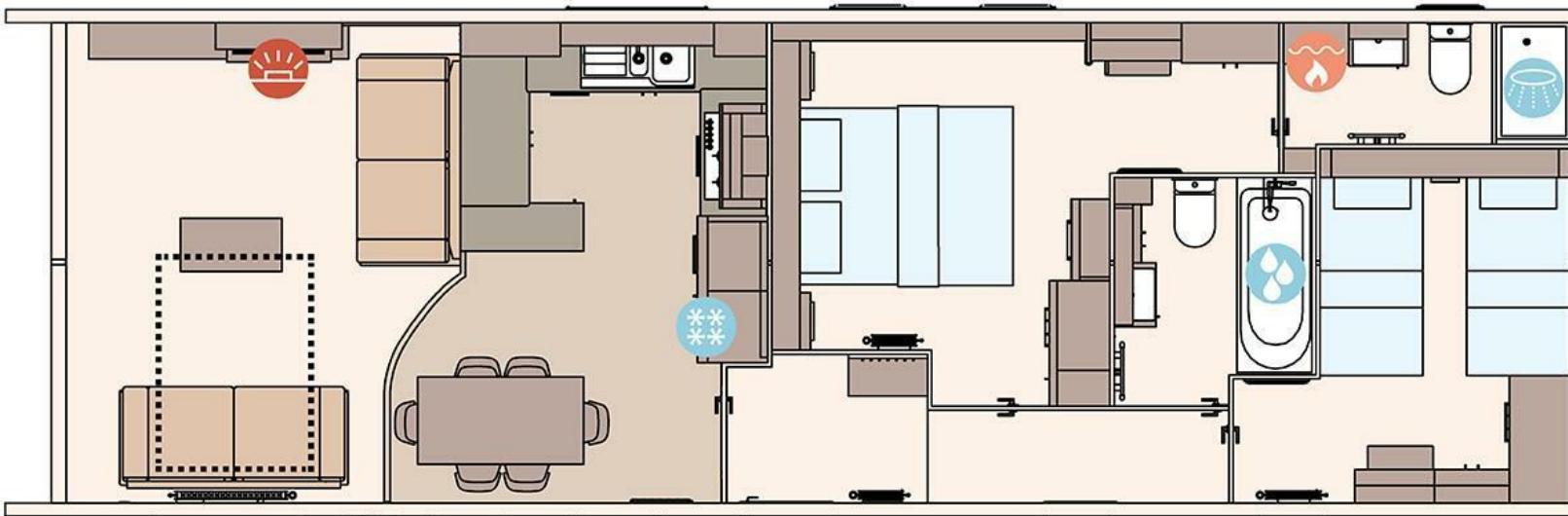






DIRECTIONS:

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.



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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