



**ABI Wimbledon, Waters Edge Leisure Park, Gwbert, Cardigan, SA43 1PW**

**£89,995**



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1





- 2 Bed Caravan – 39ft x 12ft
- Full double glazing & Gas central heating
- Master bedroom with ensuite
- Close to Cardigan town
- Large wrap-around decking included!
- Stunning styling with 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 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.

Classic Charm, Modern Comfort. The brand-new Wimbledon blends timeless elegance with modern convenience. Its open-plan design features a shaker-style kitchen & soft-close storage, perfect for entertaining. A chaise-style sofa and feature electric fire create a cozy lounge, while plush carpet & underlay adds luxury. The master bedroom boasts a king-size lift-up bed (complete with upgraded mattresses) and en-suite toilet. USB sockets and TV points in all rooms. Superb styling – could this be your perfect holiday retreat?

### Features:

- \* Freestanding furniture in front of a Fixed L-shape sofa and dinette
- \* Inline sliding patio doors
- \* 2 bedrooms with large master bedroom
- \* Ensuite WC
- \* ABI exclusive mattresses
- \* Winter premium pack



### 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!

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 - 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.

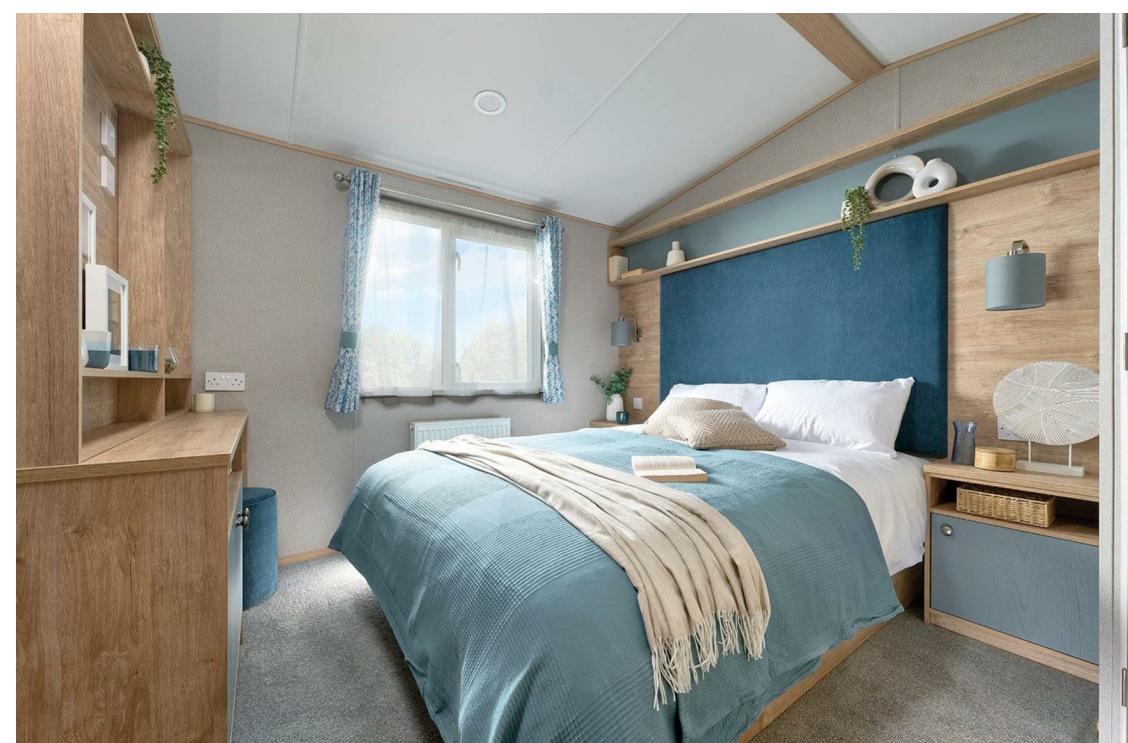
VIEWINGS: By appointment only, please call us to arrange. Finance options available, written details are available from the park on request. The property is for personal/friends/family use only, not to be sub-let. It also may not be used as your permanent residence. It also may not be used as your permanent 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 on top of this price. The park will discuss this in detail with the interested parties.

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/04/25/OK





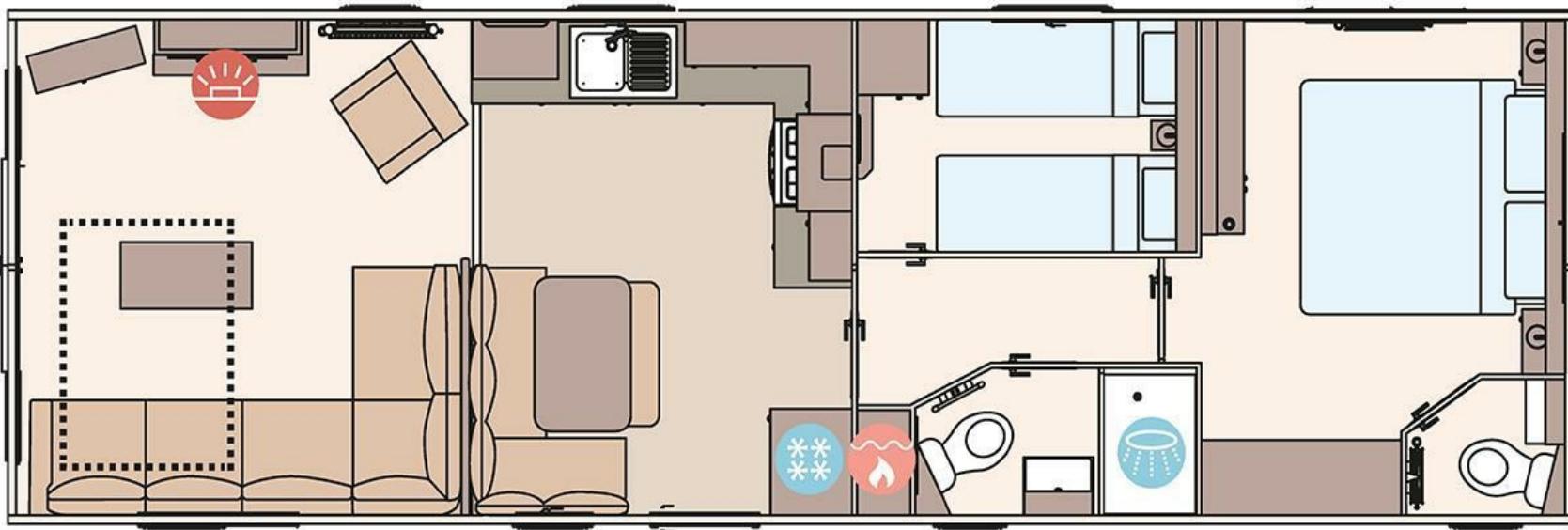
## Directions

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](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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