



**ABI Ambleside, Waters Edge Leisure Park, Cardigan, SA43 1PW**

**£129,995**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





- 3 Bed Caravan - 40ft x 13ft
- Full double glazing & Gas central heating
- Spacious Kitchen with Integrated Appliances
- Close to Cardigan town
- French doors leading to wrap-around decking
- Cozy Lounge with Log Burner Fire
- 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 Ambleside is a charming and characterful 3-bedroom holiday home, designed for comfort and style. Enjoy relaxing in the cozy lounge, complete with a log burner-style electric fire, upholstered footstool, and a stunning window seat. The classically inspired kitchen boasts integrated appliances, soft-close drawers, and 40mm worktops. The spacious master bedroom features a lift-up king-size bed, while all bedrooms include USB sockets and TV points. With double glazing, central heating, and an elegant entrance hall, this home is the perfect retreat whatever the season. Plus, full front sliding doors let in plenty of natural light from which you'll be able to soak up the sea views!

\* Cozy lounge with log burner-style electric fire and window seat – Relax in the inviting lounge, complete with a charming log burner-style electric fire and a stylish window seat, perfect for unwinding with a book or enjoying the sea view.

\* Country-style kitchen with integrated appliances and soft-close drawers – The heart of the home, this well-equipped kitchen features an integrated oven, 5-burner hob, fridge freezer, externally vented cooker hood, and soft-close drawers, all complemented by a composite sink and elegant wicker storage baskets.

\* Spacious master bedroom with lift-up king-size bed – Enjoy ultimate comfort in the master bedroom, which boasts a luxurious lift-up king-size bed for extra storage, bedside USB sockets, a TV point, and plush bedding with stylish scatter cushions.



### Details Continued:

\* USB sockets and TV points in all bedrooms – Designed for modern living, each bedroom is fitted with USB charging points and TV connections, ensuring convenience for the whole family.

\* Full front sliding doors for plenty of natural light – The expansive full front sliding doors flood the living space with natural light, creating an airy and inviting atmosphere while seamlessly connecting the indoors with the outdoors.

\* Double glazing and central heating for year-round comfort – Stay cozy in all seasons with Thermaglass double

glazing, a fully condensing gas central heating system, and carpet underlay throughout for added warmth and comfort.

\* Elegant entrance hall with practical storage features – A welcoming entrance hall sets the tone for the home, offering useful coat hooks and additional storage solutions to keep your space tidy and organized.

\* Luxury Master Bedroom with King-Size Bed

\* Elegant Entrance Hall & Storage  
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:

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.

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

Bedroom 3

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.

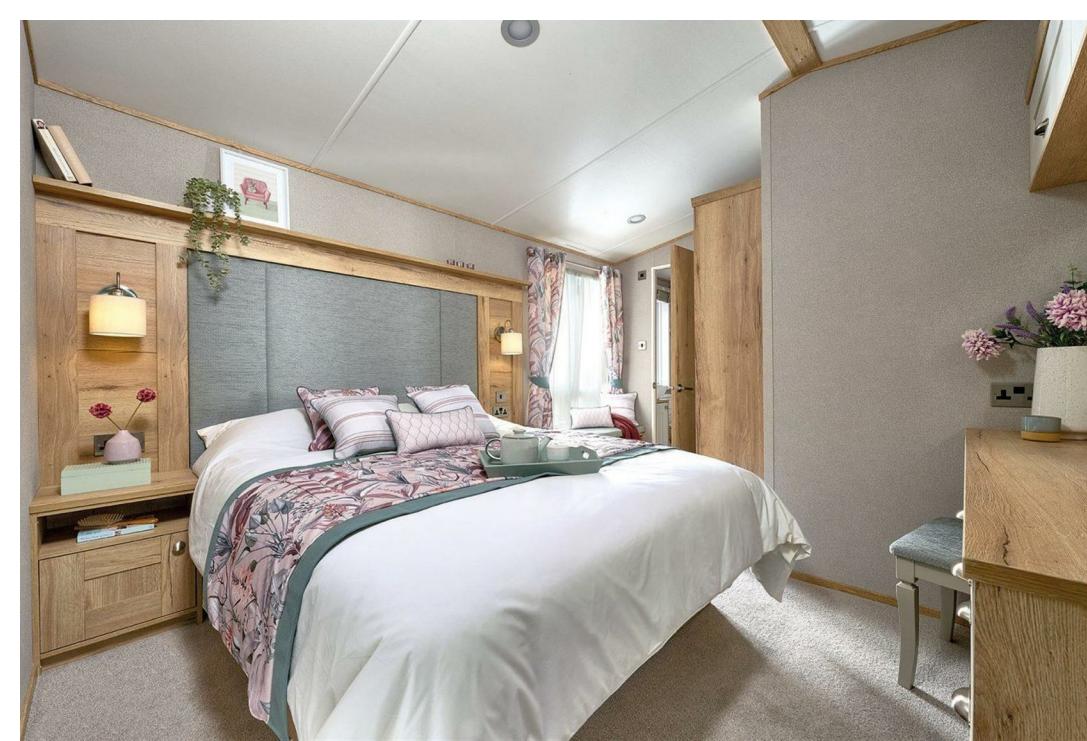
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

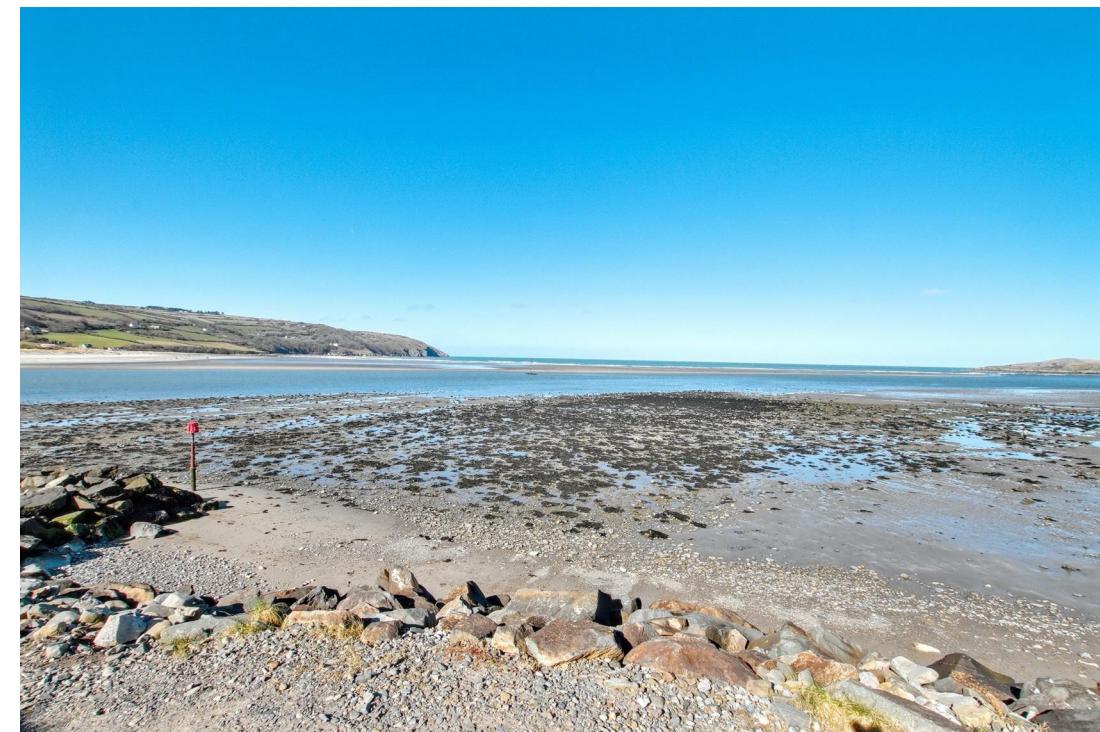
HW/HW/04/25/OK

**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.





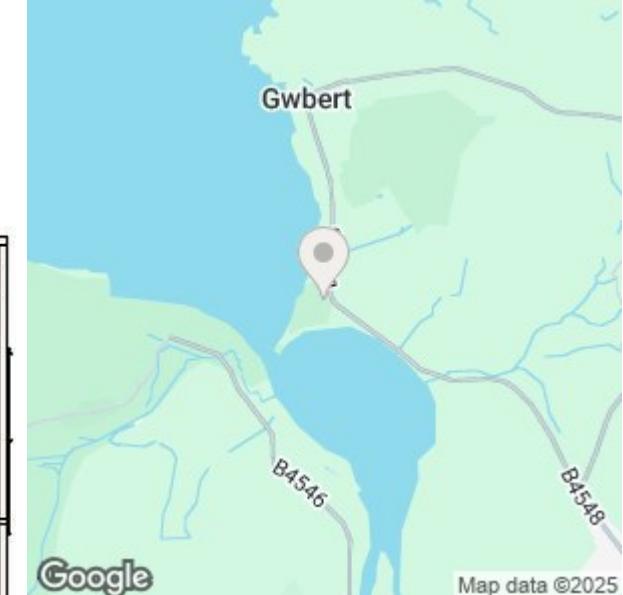
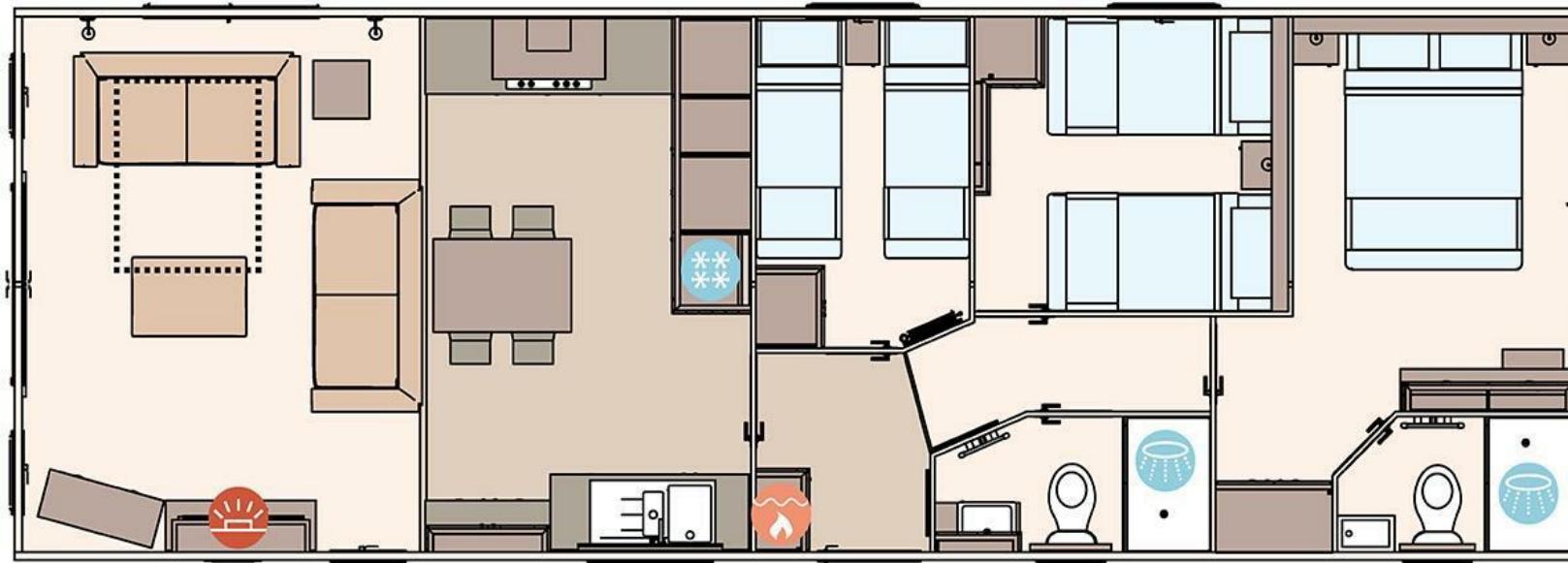






**DIRECTIONS:**

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](mailto: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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