



Caravan on Plot 19, Trefach Holiday Park, Clynderwen, SA66 7RU

£37,995



CARDIGAN
BAY
PROPERTIES

EST 2021





Caravan on Plot 19, Trefach Holiday Park,

£37,995

- Pemberton Abingdon 2014 model, 38ft x 12ft
- Jack and Jill bathroom with good-sized shower
- Lounge with gas fire, patio doors, and separate dining area
- Small side lawn, rear patio, and private LPG gas storage
- Holiday park location near Preseli Mountains and Cardigan Bay
- Two double bedrooms with walk-in wardrobe to the master
- Fully fitted kitchen with built-in appliances
- Composite front decking with open countryside views area
- Heated outdoor swimming pool and Clubhouse on site
- Energy Rating: Exempt

About The Property

Looking for a countryside holiday home with beautiful mountain views and easy access to West Wales and Cardigan Bay? This comfortable 2-bedroom Pemberton Abingdon caravan, complete with decking, parking, and modern facilities, offers a fantastic family base at a welcoming holiday park. Located in the heart of the Pembrokeshire countryside, the Pemberton Abingdon 2014 Caravan offers a fantastic opportunity to enjoy holiday home ownership with the Preseli Mountains forming a spectacular backdrop. Set on a holiday park that blends seamlessly into its natural surroundings, this caravan delivers a comfortable countryside base to explore the very best of West Wales and Cardigan Bay.

Measuring 38ft x 12ft, the caravan is thoughtfully laid out to maximise both space and comfort. Coming fully furnished, the kitchen diner provides a practical and homely space for family meals and gatherings. Fitted with wall and base units, an LPG gas oven with extractor, built-in fridge freezer, microwave, toaster, and kettle, the kitchen offers everything needed for longer stays. Storage has been cleverly considered throughout, ensuring that the caravan works well even for larger family visits.

The dining area links neatly to the lounge, separated by double bi-fold doors which allow for flexibility between open-plan living and private, cosy evenings. The lounge itself features two comfortable sofas, a gas fireplace, a TV unit and coffee table, all creating a warm and relaxed atmosphere. Sliding patio doors open out onto a composite decked area at the front, perfectly placed to take in the open park views with the Preseli foothills beyond.

Moving through the hallway, two bedrooms offer flexible accommodation. One bedroom is currently arranged with two single beds that can easily be pushed together to form a double. It also benefits from a built-in wardrobe, making practical use of the space.



Details Continued:

The master bedroom is particularly appealing, with a walk-in wardrobe/dressing area providing excellent storage options. A Jack and Jill style bathroom links both the master bedroom and the hallway, equipped with a good-sized shower, a wash hand basin, toilet, and useful built-in storage cupboards.

Externally:

Outside, the caravan enjoys a small lawned area to the side, a paved path leading to the entrance steps, and a rear patio where LPG gas bottles are conveniently stored. The front composite decking is an ideal spot to enjoy morning coffee or relaxed evening drinks while soaking up the fresh country air.

The holiday park itself is carefully managed to maintain a natural, unobtrusive atmosphere. Facilities include a Clubhouse

serving food and offering entertainment such as live music, creating a friendly, laid-back environment for owners. A heated outdoor pool is available during the open season, adding an extra level of enjoyment during warmer months. Families are well catered for, with plenty of activities for children across the park, making it easy for all generations to enjoy their time together.

The park is open from March 1st to January 6th each year, with the Clubhouse operating year-round for those who want to pop back during the winter months. Dog lovers should note that while the park itself is welcoming to dogs, they are not permitted in the Clubhouse or swimming pool areas.

This is an excellent choice for anyone seeking a practical, comfortable holiday home in a lovely countryside setting, with

easy access to explore the beauty of West Wales and the stunning coastlines around Cardigan Bay. The Pemberton Abingdon 2014 Caravan brings together a comfortable home-from-home feel with everything needed for relaxed, memorable holidays.

Kitchen/Diner
11'9" x 7'10" max

Lounge
11'9" x 11'9"

Hall
2'8" x 8'1"

Master Bedroom
8'2" x 9'6"

Dressing Area
3'5" x 5'6"

Jack and Jill Bathroom
3'5" x 9'11"

Bedroom 2
5'4" x 8'2"

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 – 12-year pitch license agreement remaining. Site fees: £3,850. Rates: £250.
PARKING: Off-Road Parking outside or next to the caravan
PROPERTY CONSTRUCTION: Carvan
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](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](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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

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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.

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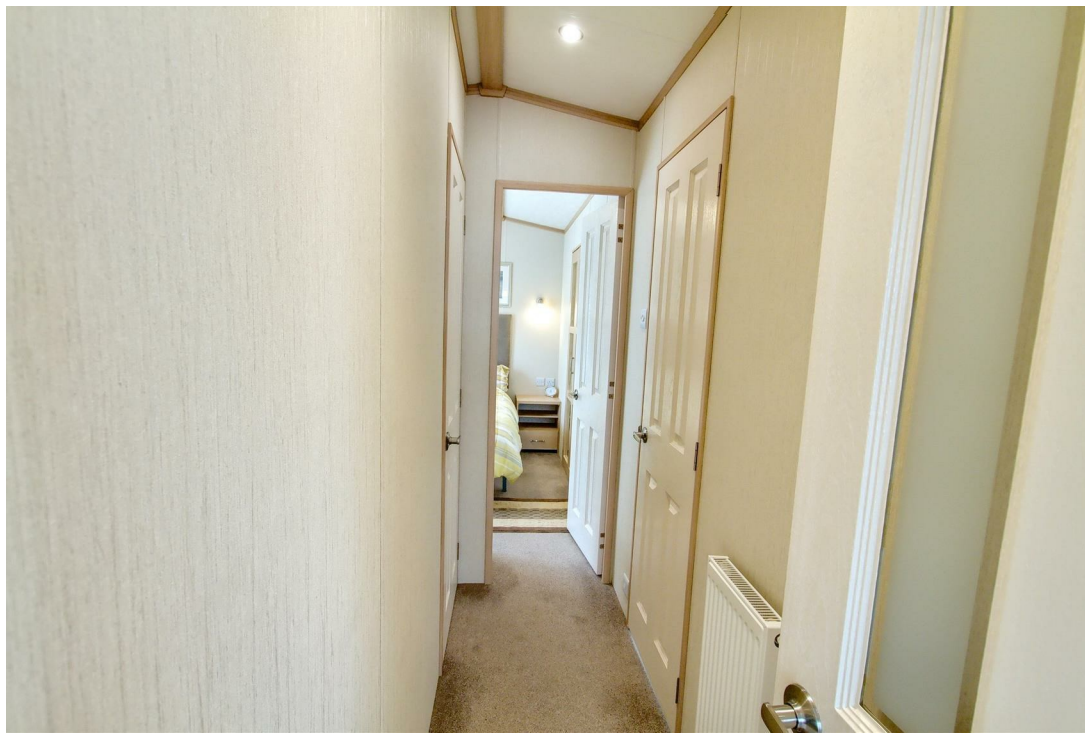
VIEWINGS: By appointment only, please call us to arrange. The property is for personal/friends/family use only, not to be sub-let. It also may not be used as your permanent residence. The site opening times run from - 1st March to 6th of January. Electricity and gas are on top of this price. The owners inform us that all furnishings and kitchen equipment are included in the sale, making this a turnkey holiday let.

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:**

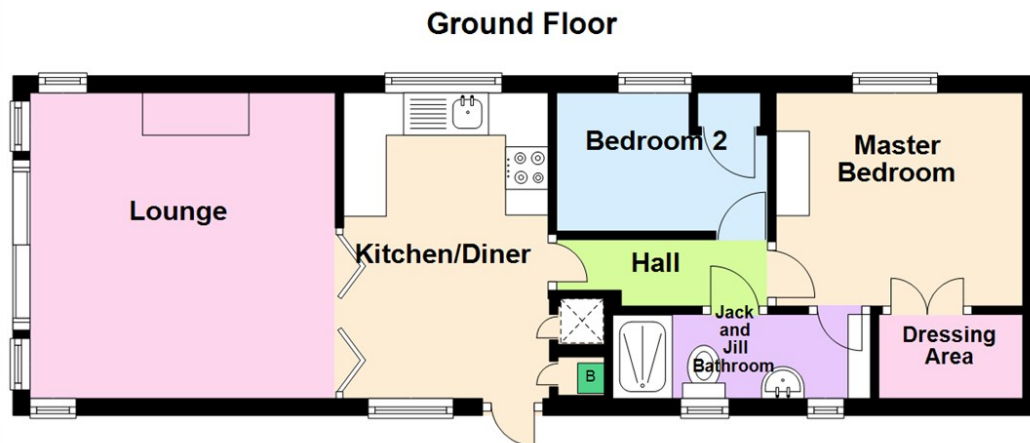
From Cardigan head out on the A478 towards Tenby, pass through Crymych and Pentre Galar until you reach Glandy Cross. You will see a turning to your right, just before the petrol station, going back on yourself. Take this turning and follow this road until you reach the caravan park (signposted) on your right-hand side.

Drive into the park, and park on the right-hand side, and go into the office where a member of staff will be available to show you the caravan. What3Words to site entrance -

[///slippery.estuaries.device](#) What3Words to the caravan -

[///popping.according.lazy](#)





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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