

CARDIGAN
BAY
PROPERTIES
EST 2021

203, Schooner Park, New Quay, SA45 9SG

Offers in the region of £189,950

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- Beautifully Presented Two-Bedroom Park Home
- Located in Popular Coastal Town of New Quay
- Far-Reaching Views Across the Surrounding Countryside
- Main Bedroom with En-Suite Shower Room
- Over-50s Residential Park with Private Driveway
- Prestige Majestic Model, Manufactured in 2021
- Elevated Wraparound Decking with Glass Balustrades
- Lounge, Modern Kitchen/Diner and Separate Office
- Furniture, Appliances and External Sheds Included
- Property exempt from EPC

About The Property

Looking for a beautifully presented two-bedroom park home close to the sandy beaches and picturesque harbour of New Quay, with far-reaching countryside views and an impressive wraparound decking area? This 2021 Prestige Majestic home offers comfortable single-storey accommodation, two bathrooms, a separate office, private driveway and furniture included in the sale, all within an established, over-50s, residential park in this popular part of Cardigan Bay.

Situated within Schooner Park in the popular seaside town of New Quay, this beautifully presented two-bedroom Prestige Majestic park home offers comfortable single-storey living, stylish interiors and an impressive elevated wraparound decking area with far-reaching countryside and distant sea views. Manufactured in 2021, the property has been well maintained and provides a practical layout, including a separate lounge, modern kitchen/diner, two bedrooms, an en-suite shower room, family bathroom and useful office.

One of the property's main attractions is its location, with New Quay's beautiful sandy beaches, picturesque harbour, independent shops, cafés and restaurants all within the surrounding area. The town is one of the most popular coastal destinations in Cardigan Bay, offering a lovely seaside atmosphere alongside an established year-round community.

The park home occupies an elevated position within Schooner Park, with an attractive outlook across the surrounding park and countryside. The wraparound decking provides excellent outdoor seating space, with contemporary glass balustrades making the most of the views.

Another appealing feature is that the property is being sold with furniture and appliances included, such as beds, sofas, dining tables and chairs, making this a convenient option for purchasers looking for a home that is ready to move into.



Details Continued:
The lounge is a comfortable room with a homely atmosphere, featuring an attractive fireplace feature and exposed timber-style ceiling beam. Windows bring in plenty of natural light, while the neutral decoration creates a bright and welcoming space. The existing sofas and other agreed furniture are included in the sale.

The modern kitchen/dining room combines contemporary grey units with contrasting wood-effect worktops, providing good cupboard storage and preparation space. Appliances include a gas hob, electric fan oven, integrated dishwasher and American-style fridge/freezer, all included in the sale.

The dining area offers space for a table and chairs, with doors opening directly onto the elevated decking. This creates a lovely connection between the kitchen/dining accommodation and outside seating areas, particularly during warmer weather.

A separate utility area provides additional practical space for everyday household tasks, helping to keep the main kitchen free from clutter.

The main bedroom is a comfortable double room with fitted mirrored wardrobes, providing useful storage. The neutral decoration gives the room a fresh feel, while the adjoining en-suite shower room adds convenience and privacy. The existing bedroom furniture is included in the sale.

The second bedroom provides accommodation for visiting family and friends, with flexibility for other uses if required. The bedroom furniture is also included, adding to the convenience of purchasing an already furnished home.

A separate bathroom serves the remaining accommodation, providing an additional facility for residents and visitors.

A particularly useful addition is the dedicated office space, fitted with a worktop-style desk area. This provides somewhere for paperwork, hobbies or computer use without needing to use one of the bedrooms.

The property benefits from gas central heating, with bottled gas purchased independently from external suppliers. Electricity and water are individually metered, with charges payable according to usage.

Despite its popularity with visitors, New Quay has an established local community, making it an appealing place to live throughout the year. The wider area also provides access to Aberaeron, Llangrannog and Aberporth, along with the beautiful countryside of West Wales.

Externally:
The outside space is undoubtedly one of the standout features of this property. The elevated wraparound decking provides a generous area for outdoor seating and dining, with contemporary glass balustrades that allow the far-reaching views to be enjoyed without obstructing the outlook.

There is plenty of space for outdoor tables and chairs, making this an ideal setting for enjoying a morning coffee, reading in the sunshine or spending time with visiting friends and family.

The decking wraps around the home, creating different seating areas and providing flexibility throughout the day. Its elevated position is a particular advantage, with views across the surrounding park and towards the countryside beyond. Doors from the living accommodation open directly onto the decking, creating an easy connection between the internal rooms and outdoor space.

Around the plot are areas of paving, gravel and established planting, creating an attractive setting without the upkeep associated with a substantial garden.

The external storage sheds shown in the photographs are included in the sale, providing useful space for gardening equipment, outdoor furniture and other belongings. To the right-hand side of the home is its own driveway, providing convenient off-road parking close to the property.

For those looking to downsize while retaining enjoyable outdoor space, the combination of the raised decking, countryside outlook, manageable surroundings and practical storage is particularly appealing.

INFORMATION ABOUT THE AREA:
Schooner Park is situated in the popular seaside town of New Quay, one of the best-loved coastal destinations along Cardigan Bay. Known for its sandy beaches, picturesque harbour and colourful houses overlooking the waterfront, New Quay offers a good selection of independent shops, cafés, pubs and restaurants. Boat trips provide opportunities to spot the bottlenose dolphins frequently seen in Cardigan Bay, while the nearby Ceredigion Coast Path offers wonderful coastal walks.

Despite its popularity with visitors, New Quay has an established local community, making it an appealing place to live throughout the year. The wider area also provides access to Aberaeron, Llangrannog and Aberporth, along with the beautiful countryside of West Wales.

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.

Hallway
9'6" x 3'7"

Office
6'3" x 4'0"

Lounge
10'8" x 17'11"

Kitchen/Diner
8'0" x 22'7"

Utility Area
within kitchen diner

Hallway
3'1" x 10'3"

Bedroom 1
9'3" x 9'10"

En-Suite
7'4" x 4'0"

Bedroom 2
9'6" x 8'7"









Bathroom
6'3" x 5'8"

Decking
7'9" x 31'9"

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

COUNCIL TAX BAND: C - Ceredigion County Council
TENURE: LEASEHOLD: Starting from 28/01/2022 and runs for an indefinite period - site rules apply (Park Home with Site Fees currently set at £2,917.69 from 01/11/2026 until 31/10/2027- Monthly Equivalent: Approximately £243.14. - water and electric metered at property and charged separately)
PARKING: Off-Road Parking - Private driveway to the right-hand side of the property.
PROPERTY CONSTRUCTION: Mobile Park Home
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (LPG)
BROADBAND: Not Connected - 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 , 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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that there are park rules set by Schooner Park, please speak to us to find out more information
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.

EXTERNAL STORAGE: Sheds included in the sale.
ADDITIONAL INFORMATION: Furniture: Beds, sofas, dining tables and chairs included in the sale. Kitchen Appliances: Gas hob, electric fan oven, integrated dishwasher and American-style fridge/freezer included in the sale.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties. This property is a park home situated on Schooner Park, which is a permanent residential park for people aged 50 and over, and properties must be used as the occupier's only or main residence, NOT as holiday homes or to run any business from. The annual pitch fee is £2,917.69 from 1 November 2026 and payment is due on this date.
Electricity and water are individually metered and charged, bottled gas is purchased separately. All park homes on site are Council Tax Band C. The property is sited on land owned by the residential park rather than freehold, and ownership is subject to a pitch agreement and park rules, including restrictions relating to pets, parking and alterations.
Prospective purchasers are advised to familiarise themselves with the park-home buying process, agreement and associated charges before arranging a viewing. The property is being sold with furniture and appliances included, such as beds, sofas, dining tables, chairs and the specified kitchen appliances. The precise contents will be confirmed as part of the sale. The park home must be kept in good order and condition. Must keep the mobile home in a sound state of repair, maintain the outside of the mobile home, and the pitch, including all fences and outbuildings belonging to, or enjoyed with, it and the mobile home, in a clean and tidy condition. Must not cause a nuisance or disturbance to your neighbours. Full list of obligations and park rules are available on request. Further independent guidance is available from the LEASE Park Homes Advisory Service: https://parkhomes.lease-advice.org/buying-a-park-home/
- Pets: Up to one dog and one cat permitted, subject to park rules.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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

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.

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/MC/10/26/OK






















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DIRECTIONS:

From New Quay, head out of the town on the B4342 towards Llanarth. Continue along this road, passing Quay West Holiday Park, then the Cambrian Inn on the right and the turning for Cei Bach Beach on the left. Follow the road around the bend, where the entrance to Schooner Park will be on the left-hand side. Enter the park and continue straight ahead, taking the third turning on the left. Number 203 is the second park home along this row.

What3Words: ///verifying.bonkers.pine







Approximate total area(1)

71.1 m²

Balconies and terraces

37.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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