



**Llawenydd, 18 Midfield Caravan Site, Southgate
Aberystwyth Ceredigion SY23 4DX**

Guide price £65,000



Conveniently situated on a sought
after edge of town location, A detached 2
bedroomed chalet.

The Midfield Caravan Park enjoys an elevated
location some 2 miles or so from Aberystwyth
town centre just off the A4120 Devils Bridge road.
Local amenities are available nearby at
Penparcau to include General Stores, Co-Op
stores, Places of Worship, Community centre,
Primary school and Post office. Aberystwyth has a
good range of both social, leisure and educational
facilities to cater for the large local and student
populations.

The unit is a 42 x 14 Chatworth Unit manufactured
by Stately Albion Unit and is approximately 25
years old. The chalet has a 52 week occupancy
and benefits from double glazing and LPG gas
central heating.

GUIDE PRICE - £65,000
(10% fee to site owner on sale)

TENURE:

Leasehold – under the mobile home act.
The currently monthly rental charge is £222.90
NO children under 10 years old

SERVICES:

All mains are connected. LPG gas central heating.

VIEWING:

Strictly by appointment with the selling agents:
Aled Ellis & Co, 16 Terrace Rd, Aberystwyth.
01970 626160 or sales@aledellis.com

Llawenydd provides for the following
accommodation. All room dimensions are
approximate. All images have been taken with a
wide angle lens digital camera.

**DOUBLE GLAZED FRONT ENTRANCE DOOR
TO**

RECEPTION HALLWAY

with linen cupboard and radiator. Doors to

KITCHEN

8'8 x 13'6 (2.64m x 4.11m)



comprising 1½ bowl stainless steel sink unit, base
units with LPG gas hob and Zanussi electric
cooker. Dishwasher & washing machine are
connected. Wall mounted LPG gas central heating
boiler, laminated floor, radiator, windows to fore
and rear. Cooker point. Double doors to



LIVING ROOM

13'6 x 11'5 (4.11m x 3.48m)



with patio doors to rear garden. Window to side
and fore. Radiator.

BEDROOM 1

8'2 x 11'5 (2.49m x 3.48m)



Bedroom furniture comprising of wardrobes, bedside cabinets, dressing table and storage cupboards. Window to fore.

BEDROOM 2

7'7 x 8'4 (2.31m x 2.54m)

with window to rear and fitted wardrobe.

SHOWER ROOM

8'7 x 4'2 (2.62m x 1.27m)



comprising pedestal wash hand basin, wc and easy access shower cubicle. Heated towel rail, obscured window to rear and radiator.

EXTERNALLY

Pedestrian path to front decked garden area with abundance of shrubs and borders.

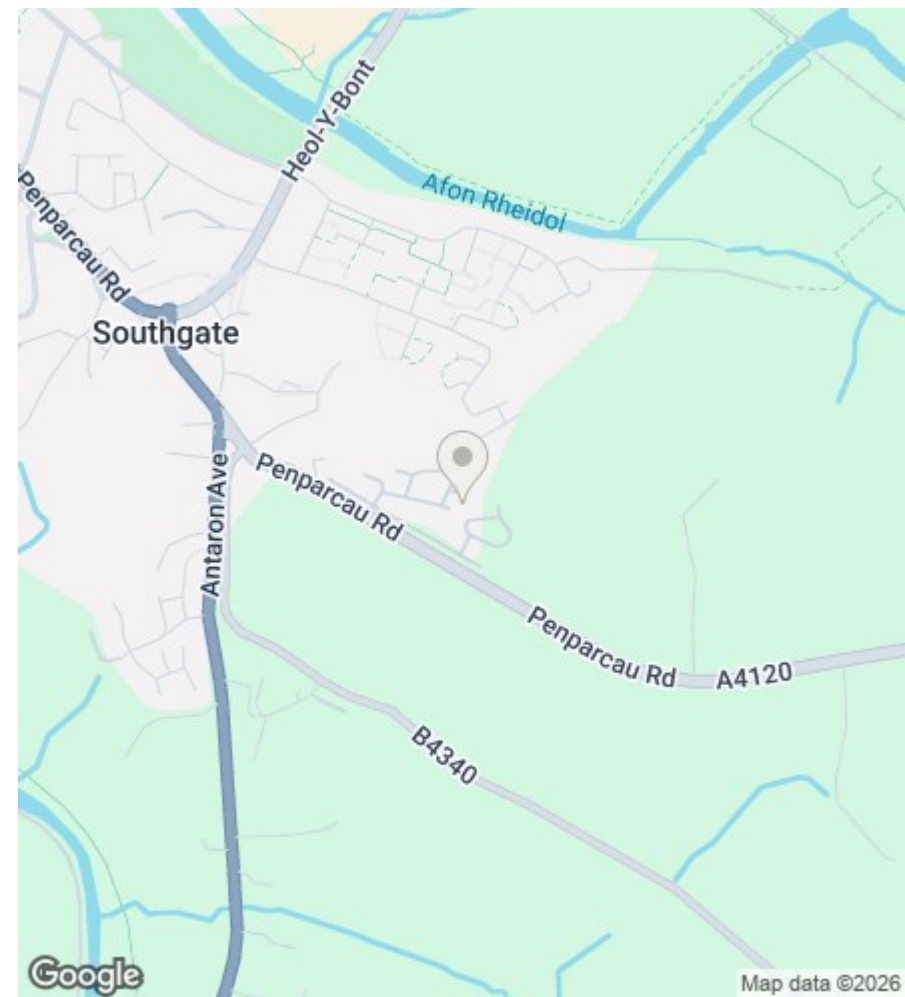
Pedestrian path to side and further decked area to side and rear. Cold water tap, 2 garden sheds, outside light and compost bin.

PARKING

There is an allocated parking space with the Chalet.

DIRECTIONS

From Aberystwyth town centre proceed south through Penparcau to Southgate and branch left on to the A4120 Devils Bridge road. The site is on your left hand side. Llawenydd is to the rear of the commercial block.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com