

98 Lighthouse Park
 St. Brides Wentlooge
 Newport
 NP10 8ST

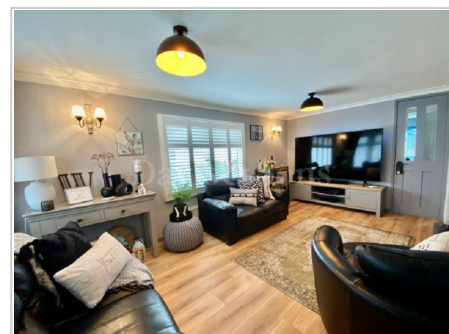
165,000



- Council tax band A
- Semi rural location
- Wrap around gardens
- Parking
- Modern throughout
- Purchaser must be 50+
- Viewing is highly recommended

Ref: PRC12945

Viewing Instructions: Strictly By Appointment Only



General Description

PARK HOME LIVING. DETACHED.
WRAP AROUND GARDENS. PARKING.
Semi rural location. purchaser must be 50+.
Modern 2 bedroom detached park home in
a lovely quiet position. br />Vendor happy to pay the purchasers 10% park fees
on completion for the Park Home.
VIEWING IS HIGHLY RECOMMENDED .

Accommodation

Introduction

We are pleased to offer for sale this immaculately well presented and well maintained modern 2 bedroom detached park home with landscaped gardens and grounds. This is a Residential park for persons (50+) and is ideally situated on a level site just 3 miles from the M4 on the foreshore of the Severn estuary. The foreshore forms part of the Wales Coastal Path offering pleasant walking for many miles with a seascape backdrop. Residents’ gardens and park grounds have received awards in ‘Newport in Bloom’. Newport is 6 miles away with excellent shopping facilities, coast and Inter City Rail Stations. Buses run from the front of the Park to Newport on a book in advance basis. The capital of Wales, Cardiff (with its International Airport) is approximately 10 miles away and there are retail parks within a 10 mile radius offering out of town shopping facilities for the majority of supermarkets, DIY stores, electrical retailers, etc.
The property consists of ; - entrance porch. kitchen / dining area, lounge, 2 bedrooms and bathroom.
Lovely gardens wrap around the property.
The purchaser must be over 50 years.
Viewing is highly recommended.

Entrance

Via double glazed coloured composite stable style front door into;-

Entrance Porch

Upvc double glazed windows to front and side. Newly fitted wooden door with two glass panels into:-

Kitchen / dining room (22' 08" x 8' 06") or (6.91m x 2.59m)

Open plan kitchen / dining room. Half upvc double glazed bay window to front, decorative coving, central heating radiator, space for dining room table and chairs.
The kitchen is fitted with a range of wall and base units, under cabinet lighting matching roll top food preparation work surfaces, sink, drainer and mixer tap. Integrated oven, hob with extractor hood over. Plumbing and space for washing machine, free standing fridge / freezer. Tiling flooring, tiled splash backs, extractor fan, upvc double glazed window to side. Two storage cupboards housing the combination boiler.
The vendor has advised us that the kitchen appliances will remain.

Lounge (18' 01" x 10' 09") or (5.51m x 3.28m)

Half upvc double glazed window to front with Venetian blinds. Upvc double glazed window to side with fitted wooden shutter. Two central heating radiators, decorative coving and wood laminate flooring. Wall mounted fitted feature 3 setting flame fire.

Inner hallway

Obscured upvc double galzed door giving access to side, central heating radiator. door to walk in airing cupboard with central heating radiator.

Bedroom 1 (9' 06" x 9' 05") or (2.90m x 2.87m)

Upvc double glazed window, central heating radiator, decorative coving.

Bedroom 2 (8' 02" x 7' 05") or (2.49m x 2.26m)

Upvc double glazed window, central heating radiator, decorative coving.

Bathroom

The bathroom is fitted with panelled bath with glass shower screen with shower over, sink with vanity and storage below and low level wc. Central heating radiator, feature panels to walls.

Outside

Good size wrap around gardens laid to lawn, patio, chippings, mature shrubs, trees. Tank area and garden shed with electrics and electric lighting underneath home. Outside water tap.

Leasehold information

We have been advised by the vendors the following information;-
Council tax 2024 band A Â£127 per month (Â£1265.37 p.a.)
Pitch fee per month Â£127.85
Water fee per month fixed April 2024 Â£25.50
Electric Approx Â£35.00 per month
LPG;- calor gas Approx Â£600 p.a.

Vendor will pay the 10% park fees for the Park home.

Information

We have been advised by the vendor;-
New kitchen fitted 2019
Interior doors replaced IN 2020
New gas boiler fitted March 2023.
New composite green stable type door fitted in 2020.
New radiators fitted in lounge and dining room.
New coving fitted, hallway & bedroom lights will be replaced. Wall mounted electric fire in porch will be staying. New flooring & skirting fitted.
New electric plugs & light switches fitted and tested. Electricity in garden shed, electric lighting underneath home, Outside water tap.

Contents to remain

Wall mounted TV in dining room.
Wall mounted flame & smoke effect 2 setting fan heater.
Hotpoint washer / dryer
Hotpoint fridge / freezer
Hotpoint cooker hob, oven and cooker hood

Wardrobes in both bedrooms
Curtains and curtain poles in both bedrooms.
Veg planter in garden.

Services

Mains electricity, mains water, mains drainage

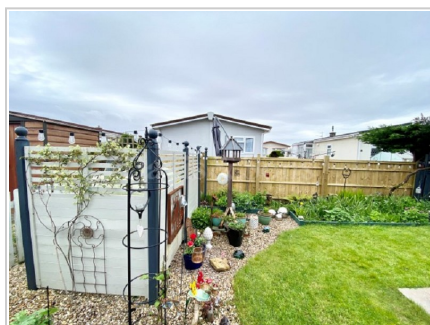
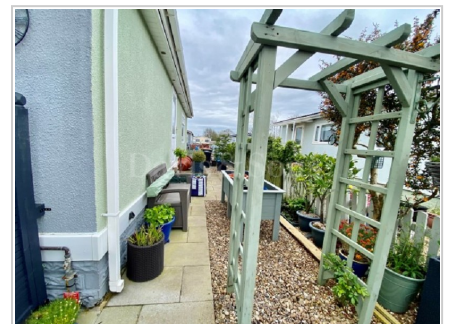
Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified







All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.