



## Alltygenlli, Moylegrove – SA43 3BY

£550,000 Freehold

Welcome to this stunning detached house in the picturesque village of Moylegrove, Cardigan. This modern property, built in 1990, boasts not only a prime location but also breathtaking sea views that will leave you in awe. As you step inside, you'll be greeted by three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. With four bedrooms, there's ample room for everyone to have their own space and unwind in comfort.

One unique feature of this property is its upside-down layout, designed to maximise the stunning sea views. Imagine enjoying a peaceful evening watching the sun setting and the waves gently roll in – this could be your daily reality.

Council Tax band: E. Tenure: Freehold



#### **Porch**

Steps to front door, Upvc windows. Stable door to:-

#### **Entrance Hall**

Stairs rising off to the first floor, stairs down to ground floor, wooden floor.

#### **Kitchen**

Having a range of wall and base Ash units with complimentary worktop surfaces, 1.5 bowl sink with mixer tap over, electric Rangemaster with marble effect splashback, plumbing for dishwasher, space for fridge/freezer, breakfast bar, built-in pantry cupboard, part tiled walls, wooden windows, spotlights.

#### **Dining Room**

Wooden windows, wooden floor, wood panel ceiling, radiator, door to balcony, spiral staircase down to Sunroom.

#### **Living Room**

Log burner with slate hearth, wooden window, radiator.

#### **Sun Room**

Spiral staircase rising off to the first floor, wooden windows, wooden floor to ceiling picture window, wooden floor, radiators, spotlights.



### **Bedroom One**

Wooden windows, base unit with wash basin and mixer tap over, marble effect counter top, wooden floor, built-in storage.

### **Bedroom Two**

Wooden windows, wooden floor, two vertical radiators, sun tube lighting.

### **WC**

Low flush WC, base unit with hand wash basin over, part tiled walls, wooden floor, loft access, wooden window, built-in airing cupboard, radiator.

## **GROUND FLOOR**

### **Inner Hall**

Wooden window, stairs rising off to the first floor, steps down to Bedroom, radiator.

### **Bedroom Three**

Wooden windows, radiator.

### **Bedroom Four**

Wooden window, radiator, wooden floor.

### **Shower Room**

Integrated low flush WC, base unit with hand wash basin and mixer tap over, walk-in shower with fitted shower, heated towel rail, tiled walls, tiled floor, spotlights, wooden window.





### **Externally**

To the front there are steps to the porch, greenhouse, side access to the rear where there is access to the garage/workshop, plants and shrubs, large lawned area and a raised seating area.

### **Utilities & Services**

Heating Source: Oil central heating. Services: Electricity: Mains Water: Spring Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3words: ///giggled.cheaply.crypt

### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 6mbps upload and 38mbps download.. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Likely & Data - Likely Three Voice - Limited & Data - Limited O2 Voice - None & Data - None Vodafone. Voice - None & Data - None Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Floor 0 Building 1



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