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## Penrallt Ceibwr

Moyelgrove, Cardigan

A rare chance to purchase two properties together in the favoured village of Moyelgrove, the sale of Penrallt Ceibwr and Allt y Genlli provides scope for 'multi generational' living or a business venture.

Penrallt Ceibwr has previously been a bed and breakfast offering versatile accommodation, which would benefit from some modernisation, whereas Allt y Genlli is currently a family home boasting four bedrooms.

Council Tax band: G

Tenure: Freehold

- Provides scope for 'multi generational' living or a business venture
- In the favoured village of Moyelgrove.
- Penrallt Ceibwr has previously been a bed and breakfast offering versatile accommodation,
- Which would benefit from some modernisation.
- A rare chance to purchase two properties together.
- Whereas Allt y Genlli is currently a family home boasting four bedrooms.





## PENRALLT CEIBWR

### Porch

Tiled floor, double doors to:-

### Reception

Log burner with slate hearth and exposed stone feature surround, Upvc windows, exposed beams, two electric radiators.

### Hallway

Stairs rising off to first floor, under stairs storage, tiled floor throughout, radiator, doors to:-

### Bar Room

Wooden bar, exposed beams, wooden flooring, exposed stone wall, part wooden panel walls, door leading to:-

### Living Room

Electric log effect fire with tiled hearth and wooden feature surround, Upvc sliding door, coved ceiling, metal window.

### Sitting Room

Fireplace with tiled hearth and red brick feature surround, radiator, door to:-

### Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink unit with mixer tap over, gas hob with extractor fan over, plumbing for dishwasher, built-in oven and grill, dual aspect Upvc windows, part tiled walls, coved ceilings, vinyl flooring, sliding Upvc door to the front garden.

### Inner Hallway

Tiled flooring, built-in storage, door to:-



**Store Room**

Tiled flooring.

**Store Room Two**

Tiled flooring, shelving.

**Store Room Three**

Stainless steel sink with mixer tap over, part tiled walls, wooden window, tiled flooring, built-in shelves and unit, door to:-

**Rear Porch**

Tiled flooring, door leads to rear garden.

**Kitchen/Dining Room Two**

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, integrated oil fryer, Aga oven, built-in electric oven and gas hob with extractor fan over, plumbing for dishwasher, Upvc window, tiled walls and flooring, space for under counter fridge.

**Store Room Four**

Upvc window, part tiled walls, shelving.

**Rear Entrance**

Upvc door, radiator, tiled flooring, built-in storage.

**Bedroom One**

Upvc window, radiator, built-in wardrobes, door to:-

**Ensuite**

Low flush WC, pedestal hand wash basin, walk-in shower, fitted shower, heated towel rail, tiled walls and floors.

**Bedroom Two**

Upvc sliding doors, Upvc window, coved ceiling, radiator, door to:-

**Ensuite**

Low flush WC, pedestal hand wash basin, bath, part tiled walls, coved ceiling, dado rail, Upvc window.



### Toilets

Upvc window, base units with hand wash basin, two low flush WCs, built-in storage.

### Toilets/Utility

Low flush WC, pedestal hand wash basin, plumbing for washing machine, space for dryer, part tiled walls, tiled flooring.

### Rear Utility

Wooden window, part tiled walls, tiled flooring, pedestal hand wash basin, steps down to Upvc window, door to rear garden.

### FIRST FLOOR

#### Landing

Two loft accesses, fuse box, linen cupboard.

#### Bedroom Three

Upvc window, coved ceiling, radiator, tiled window sill, door to:-

#### Ensuite

Low flush WC, wall and base units with hand wash basin over, bath, radiator, Upvc windows, exposed beam, tiled walls.

#### Bedroom Four

Upvc window, built-in wall and base units, tiled sill, radiator, door to:-

#### Ensuite

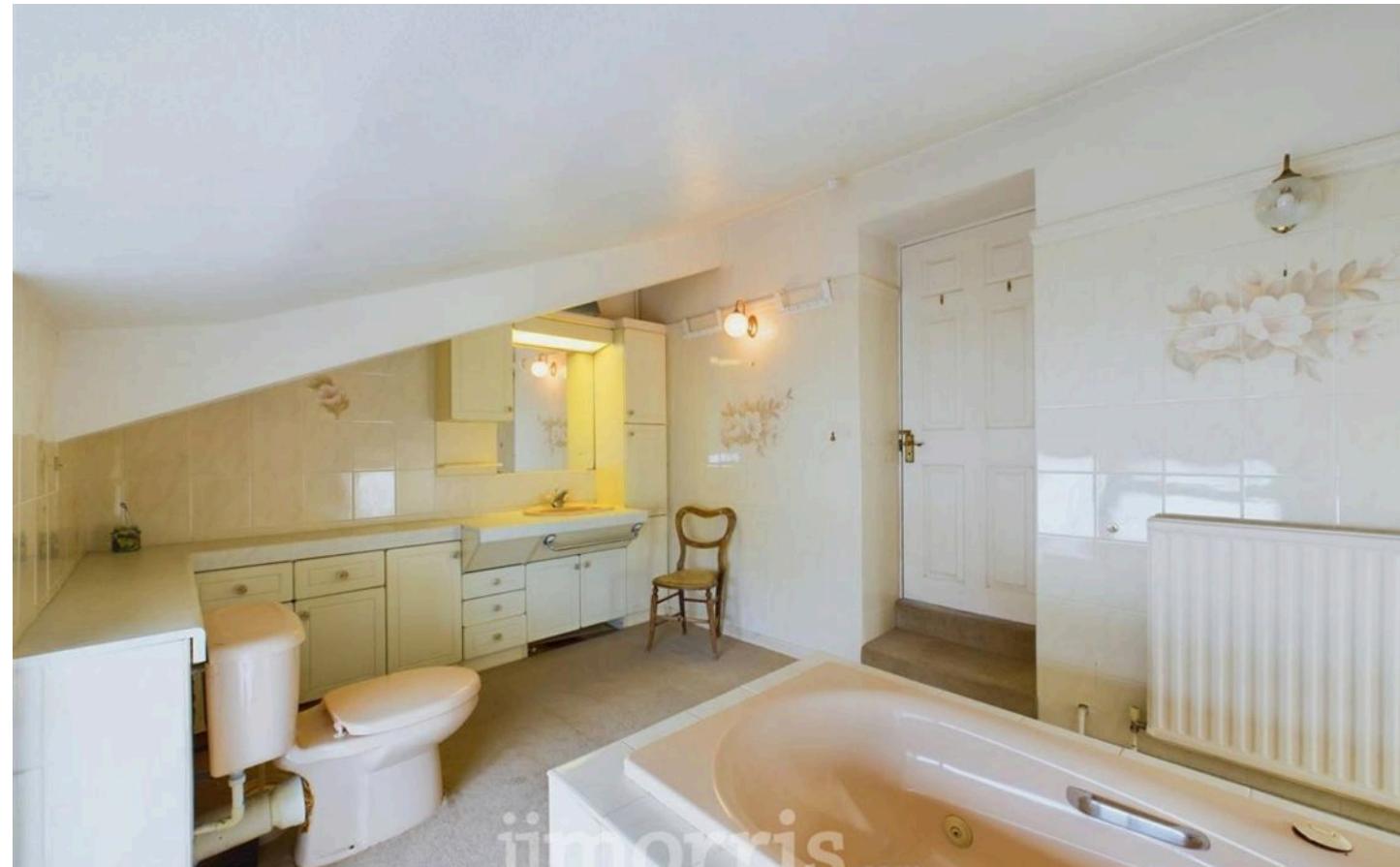
Low flush WC, hand wash basin, walk-in shower, electric shower, tiled walls.

#### Bedroom Five

Upvc window, tiled sill, radiator, built-in storage, door to:-

#### Ensuite

Low flush WC, pedestal hand wash basin, walk-in shower, fitted shower, tiled walls.



**Bedroom Six**

Upvc window, tiled sill, radiator, built-in storage, hand wash basin.

**Bedroom Seven**

Metal window, radiator, pedestal hand wash basin, part tiled walls.

**Bedroom Eight**

Upvc window, radiator, built-in wardrobes, door to:-

**Ensuite**

Hand wash basin, walk-in shower, tiled walls.

**Bedroom Nine**

Upvc window, radiator, door to:-

**Ensuite**

Low flush WC, hand wash basin, walk-in shower, electric shower, tiled walls.

**Bathroom**

Low flush WC, pedestal hand wash basin, bath with electric shower, built-in storage, Upvc window, coved ceiling, heated towel rail.

**Bathroom Two**

Low flush toilet, pedestal hand wash basin, bath with electric shower over, built-in storage, Upvc window, coved ceiling, heated towel rail.

**Externally**

To the front there is space for several vehicles, workshop, patio area, large lawned garden with mature plants and shrubs. To the rear there is a timber shed, greenhouse, patio area, lawned garden with plants and shrubs, outside toilets and cellar.

**Utilities & Services**

Heating Source: Oil central heating. LPG gas cooker.

Services: Electric: Mains Water: Private spring water.

Drainage: Shared septic tank. Tenure: Freehold Local

Authority: Pembrokeshire County Council Council Tax:

Band G What3Words: //nods.submerged.dabbing



## ALLT Y GENLLI

### 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 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:

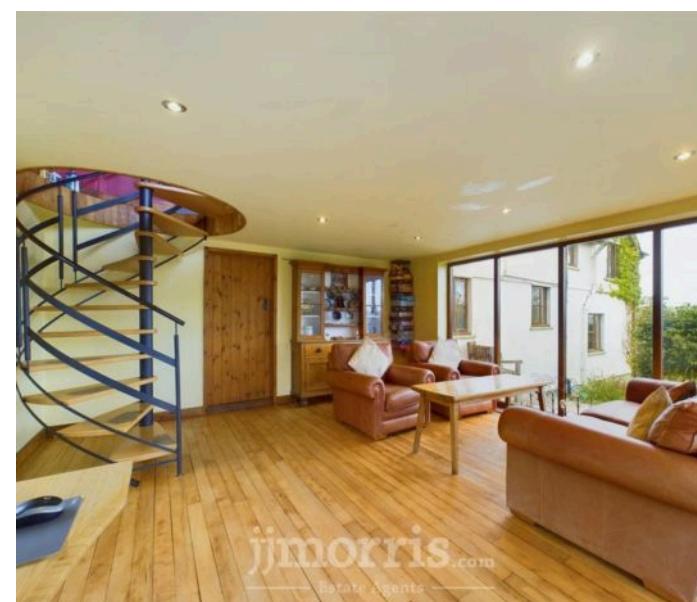
Mains Water: Spring Drainage: Septic Tank Tenure:

Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3words:

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### 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.



## 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.

## 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 5mbps upload and 34mbps 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.







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