



## Yew Tree Cottage, 12 Penrallt Country House Hotel, Aberporth, SA43 2BS

**£152,000**

A rare opportunity to acquire a holiday cottage in the grounds of Penrallt Hotel, a short distance from the beach at Aberporth. The accommodation provides Vestibule, Living/Dining Room, Modern Fitted Kitchen, Ground Floor Shower Room and Two first floor Bedrooms.

Penrallt, a recently refurbished country house and hotel with a range of cottages which were originally used as part of the holiday complex. Situated in open countryside, surrounded by unspoilt rural countryside yet only a mile or so from the village of Aberporth. A 15 minutes drive from the market town of Cardigan and within easy reach of several popular sandy beaches along this favoured West Wales Heritage coastline.



## Situation

Situated around 1.5 miles from the coast and village of Aberporth, set back from a quiet country lane, down a sweeping tree lined drive. The delightful village of Aberporth, with its two sandy beaches is approximately 1 mile away. Facilities in the village include Parish Church, junior school, village hall, licensed premises, shops, launderette, etc.

The larger centre of Cardigan is 5-6 miles away where a fuller range of commercial, educational and recreational amenities are available. Carmarthen town is approximately 30 miles distant, whilst the M4 at Pont Abraham is approximately a one hour drive.

Obviously one of the principal attractions of the area is the beautiful scenery with the Cardigan Bay coastline and its many sandy beaches and coves, now accessible via the Cardigan Coastal Path.

## ACCOMODATION COMPRISES

Grey composite double glazed entrance door opens to:

### Vestibule

Storage/cloaks cupboard, wood effect laminate flooring, door to:

### Open Plan Living/Kitchen/Diner 19'6" x 16'3" (5.95 x 4.96)



### Living/Dining Area:-

Wood effect flooring, electric radiators, Upvc double glazed window to the front, double glazed door and windows overlooking the patio/garden area. Stairs rising off.

### Opening to:-

### Kitchen Area:-

Modern fitted kitchen, having a range of wall and base units, complimentary worktop surfaces with tiled

splashbacks, inset stainless steel sink unit and drainer, ceramic electric hob with stainless steel splashback and extractor fan, electric oven, space for fridge freezer, wood effect flooring.

Returning to the hall:-

### Shower Room



Enclosed shower with tiled surround, low flush WC, hand wash basin with vanity unit below, 1/2 tiled walls, Upvc window to the front.

## FIRST FLOOR

A turned staircase with uPVC window to the rear leads to:

### Landing



Doors to:

### Bedroom 1 16'3" x 9'6" (4.97 x 2.91)



Double glazed roof window, eaves storage, airing cupboard with hot water cylinder, hand wash basin, electric radiator.

### Bedroom 2 10'2" x 9'7" (3.12 x 2.94)



Double glazed roof window, eaves cupboard, wall lights, electric radiator.

## EXTERNALLY

### Parking & Gardens



The property benefits from two parking spaces. Gravelled seating area to the front and a lawned garden to the rear. There are also extensive grounds surrounding the property.

## Services

Mains water and electric, private drainage.

The property is originally part of the Penrallt Hotel Holiday complex and therefore does not have permission to be a main residence.

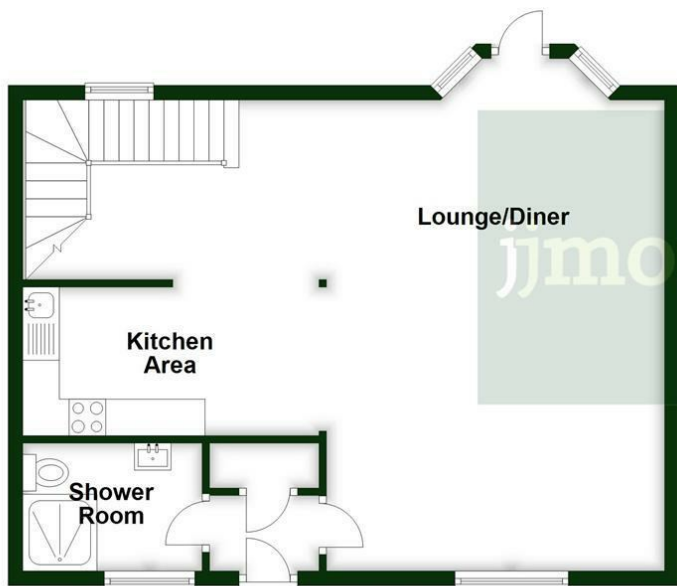
As the property is used as a holiday let, the property is registered for business rates and not council tax. The property currently benefits from business rate relief, with nil rates payable.

Leasehold 123 years 4 months from August 2015

Ground rent - £847.98 per year  
Service charges - £129.00 per quarter.

# Floor Plan

Ground Floor

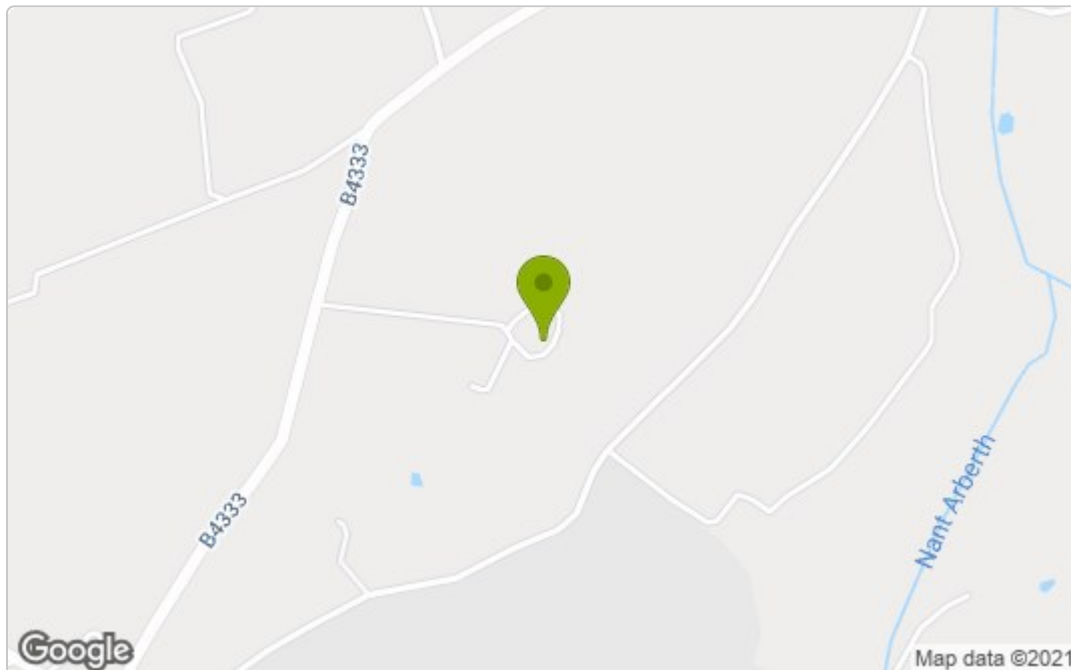


First Floor



Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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