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Exciting opportunity to acquire 2 detached properties located in the sought after coastal hamlet of Moylegrove. North Pembrokreshire.









Penrallt Ceibwr & Alltygenlli, Moylegrove, Cardigan, Pembrokeshire. SA43 3BY.

£895,000

REF R/5313/ID

An exciting opportunity to acquire two detached properties Located in the sought after coastal hamlet of Moylegrove, North Pembrokeshire**Penrallt Ceibwr offering a 9-10 bed former B&B Guest House**Allt Y Genlli - an outstanding modern 4 bed family home**Perfect for those looking for multi generational living or home with an income**Exceptional elevated position with views over the North Pembrokeshire coastline**Excellent investment opportunity**Set in generous gardens and grounds**Ample private parking**Detached garage/workshop**

The properties are located on the fringes of the sought after coastal hamlet of Moylegrove, just beyond the popular Penrallt garden centre. Enjoying breathtaking coastal views over the North Pembrokeshire coast line and being a great place to watch the sun set. The properties sits on the edge of the Pembrokeshire National park within an easy reach of the All Wales coastal path, Teifi estuary and close to the historic county town of Cardigan famous for its castle offering a wide range of amenities and services for all your daily needs.

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GENERAL

PENRALLT CEIBWR offers a 9-10 bed former guest house and provides versatile accommodation, offers great potential for those looking for a home with an income or multi generational living.

ALLT Y GENLLI was constructed in 1990 being individually designed for the current vendors. The property offers an 'upside down' house layout maximising breathtaking sea views over the north Pembrokeshire coastline. The property has been well maintained over the years and has been a happy family home

A rare opportunity for those seeking a home with an income or multi generational living in this outstanding North Pembrokeshire location. The accommodation provides as follows -

PENRALLT CEIBWR

Porch



Tiled floor, double doors to -

Reception







LPG log effect 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 1



Tiled flooring.

Store Room 2





With tiled flooring and shelving.

Store Room 3





With 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 2





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 4

UPVC window, part tiled walls, shelving.

Rear Entrance



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

Bedroom 1





With UPVC window, radiator, built-in wardrobes, door to:

En Suite



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



Bedroom 2

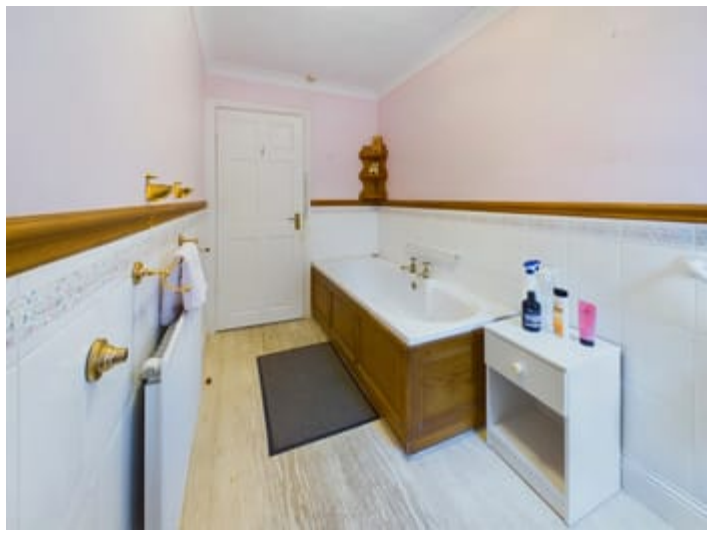




With Upvc sliding doors, Upvc window, coved ceiling, radiator, door to -

En Suite





With low flush w.c. pedestal hand wash basin, bath, part tiled walls, coved ceiling, dado rail, Upvc window.

Toilets



With upvc window, base units with hand wash basin, 2 low flush w.c.'s, built-in storage.



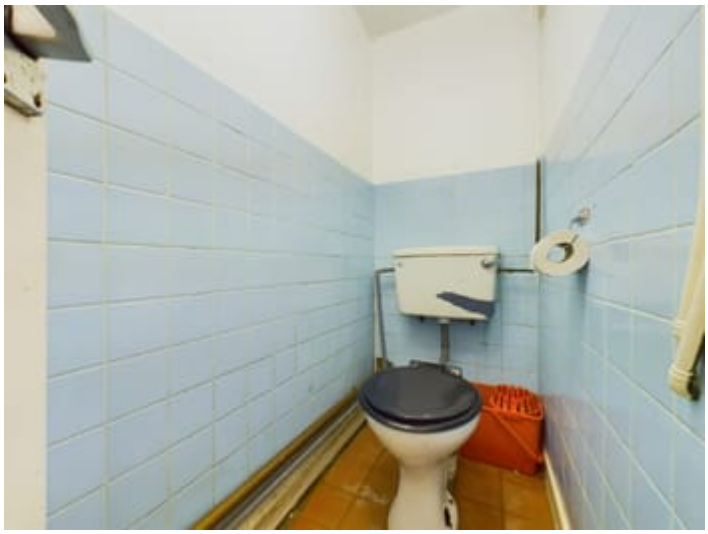
Toilets / Utility



Rear Utility







With low flush w.c, pedestal hand wash basin, plumbing for washing machine, space for dryer, part tiled walls, tiled flooring.



With wooden window, part tiled walls, tiled flooring, pedestal hand wash basin, UPVC window door down to rear garden.

FIRST FLOOR

Landing



Access into loft, fuse box, linen cupboard.

Bedroom 3





With UPVC window, coved ceiling, radiator, tiled window sill, door to:

En Suite





With low flush w.c., wall and base units with hand wash basin over, bath, radiator, UPVC windows, exposed beam, tiled walls.

Bedroom 4



With UPVC window, built-in wall and base units, tiled sill, radiator, door to -





En Suite

En Suite



With low flush w.c., hand wash basin, walk-in shower, electric shower, tiled walls.



With low flush w.c. pedestal hand wash basin, walk-in shower, fitted shower, tiled walls.

Bedroom 5

Bedroom 6



With UPVC window, tiled sill, radiator, built-in storage, door to -





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

Bedroom 7





With metal window, radiator, pedestal hand wash basin, part tiled walls.

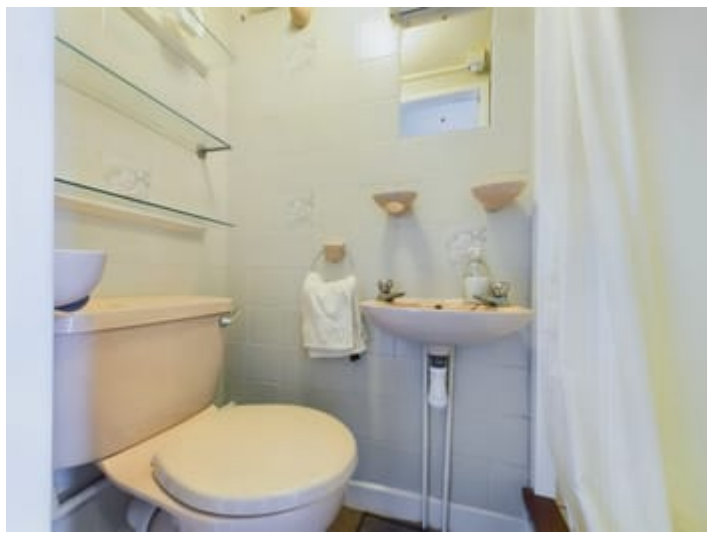
Bedroom 8





With UPVC window, radiator, built-in wardrobes, door to -

En Suite



With hand wash basin, walk-in shower, tiled walls.

Bedroom 9

Upvc window, radiator, door to -

En Suite

with low flush w.c., hand wash basin, walk-in shower, electric

shower, tiled walls.

Bathroom



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

Bathroom 2



With 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

To the front there is space for several vehicles, workshop, patio area, large lawned garden with mature plants and shrubs.













To the Rear

To the rear there is a timber shed, greenhouse, patio area, lawned garden with plants and shrubs, outside
toilets and cellar.









ALLTYGENLLI

GROUND FLOOR

Porch

With steps to front door, upvc double glazed window. Stable door into -

Entrance Hall





6' 11" x 5' 3" (2.11m x 1.60m) with stairs rising to first floor and stairs leading to lower ground floor, solid wood flooring,.

Kitchen/Dining Area

30' 1" x 11' 9" (9.17m x 3.58m) with a range of bespoke Ash base and wall cupboard units with granite working surfaces above, 1½ ceramic drainer sink with mixer tap above, Rangemaster electric oven with 5 ring LPG hobs above with matching splash back, bespoke made wine rack, under counter dishwasher, space for fridge freezer, breakfast bar, built in pantry cupboard, tiled splash backs, part tiled walls, double glazed window to front and spot lights.





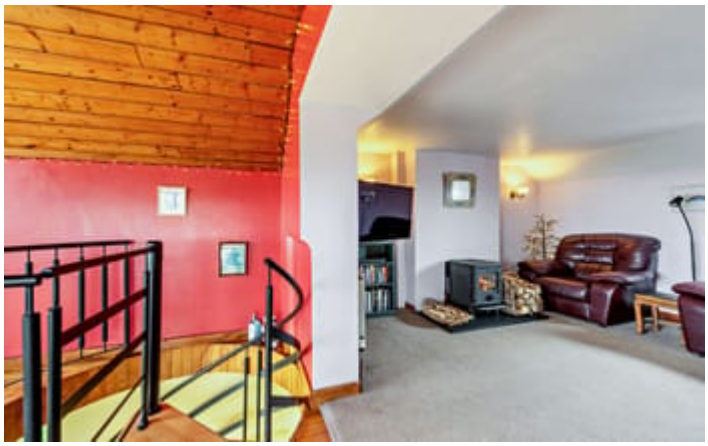




Lounge



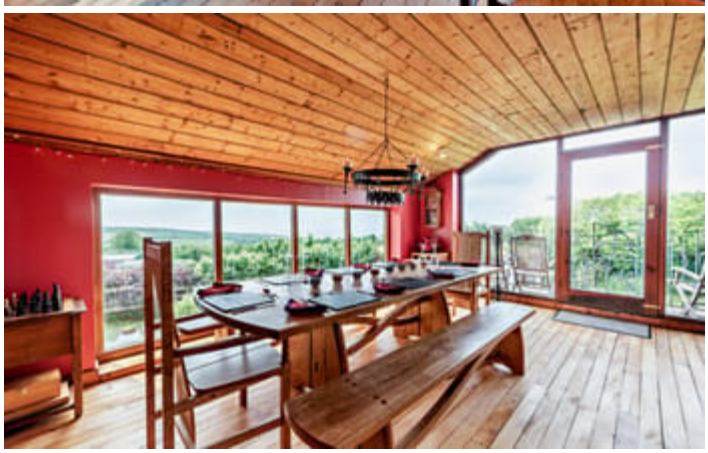
An open plan room benefitting from double glazed window to rear, log burning stove on slate hearth, central heating radiator, opening into -



Dining Room







15' 2" x 15' 10" (4.62m x 4.83m) floor to ceiling windows and patio doors to front making the most of incredible sea views, wood panel ceiling, central heating radiator, spiral staircase. Glazed door leading out to -

Balcony

14' 10" x 4' 6" (4.52m x 1.37m) a perfect area to enjoy the sun sets.

W.C



6' 7" x 5' 9" (2.01m x 1.75m) with a low level flush w.c. vanity unit with wash hand basin, part tiled walls, wooden flooring, access hatch to loft. Double glazed windows to front. Built in airing cupboard.

Bedroom

10' 11" x 11' 6" (3.33m x 3.51m) with double glazed window with sea views, modern vertical radiators, solid wood flooring.

lower ground floor

Sun Room





14' 11" x 15' 11" (4.55m x 4.85m) a spacious and light room with

floor to ceiling windows to side and front with glazed door, spiral staircase to first floor, central heating radiator, spot lights to ceiling.

Bedroom 2





8' 7" x 11' 7" (2.62m x 3.53m) With double glazed window to rear, cupboard units with counter top and wash hand basin, solid wood flooring, built in storage.

Bedroom 3



10' 7" x 10' 3" (3.23m x 3.12m) with double glazed window to front, central heating radiator.



Shower Room





8' 8" x 5' 8" (2.64m x 1.73m) a modern 3 piece suite comprising of a walk in shower with mains rainfall shower above and pull out head, vanity unit with inset wash hand basin, concealed w.c. stainless steel heated towel rail, fully tiled walls and floor, extractor fan and frosted window to rear.

Inner Hallway

With double glazed window to rear, stairs leading to the first floor and steps down to -

Bedroom 4

15' 0" x 10' 4" (4.57m x 3.15m) with double glazed windows to front and sides, central heating radiator, solid wood flooring.

EXTERNALLY

Gardens and Grounds.

A large attraction of this property its its extensive gardens and grounds being nestled in the north Pembrokeshire coastline.









To the Rear

Steps to the porch. Access to Greenhouse. Side gravelled driveway leading to the front of the property. Benefits from a generous lawned area with mature hedgerows for privacy outside. Raised patio area laid to slabs, perfect for alfresco dining. Access into -

Garage/Workshop







16' 0" x 32' 0" (4.88m x 9.75m) with oak bifold doors, double glazed windows to both sides. Door to rear. Perfect for a workshop/garage or could potentially be converted to overflow accommodation (subject to planning consents).

PLEASE NOTE -

There is the option to purchase Allt Y Genlli separately from Penrallt Ceibwr. Please ask agents for further details. Ref R/5235/ID.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

Services

PENRALLT CEIBWR SERVICES -The property benefits from mains electric and water also private spring water. Private drainage to a Shared Septic tank. Oil central heating. LPG gas for cooking. Council tax Band G - Pembrokeshire County Council. Tenure: Freehold.

ALLT Y GENLLI - The property benefits from oil fired central heating, mains water and electricity. Private drainage to a septic tank.

Council Tax Band E (Pembrokeshire County Council). Tenure - Freehold.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 1



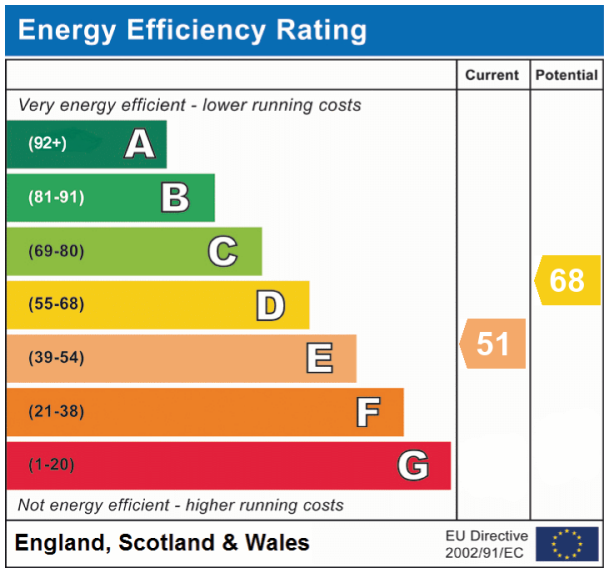
Floor 1 Building 1

MATERIAL INFORMATION

Council Tax: Band G
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (51)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





Directions

PENRALLT CEIBWR - What3Words:
///nods.submerged.dabbing

On entering Penrallt Garden Centre, continue down the track, bearing right, continue along this track until you will see the first property on the right and you will see the entrance to Alltygenlli on the right hand side as the last property on the right hand side.

ALLT Y GENLLI What3words: //giggled.cheaply.crypt

For further information or
to arrange a viewing on this
property please contact :

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