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Local knowledge, National coverage

Substantial Detached County House. Located in the sought after coastal hamlet of Moylegrove. North Pembrokreshire.









Penrallt Ceibwr, Moylegrove, Near Cardigan, Pembrokeshire. SA43 3BY.

£365,000

REF R/5313(A)/ID

A substantial and characterful property situated in a rural setting near the sought-after village of Moylegrove, within the Pembrokeshire Coast National Park. Set in approximately 0.7 acres, Penrallt Ceibwr offers extensive and versatile accommodation, with potential for multigenerational living or alternative uses, subject to any necessary consents. Formerly operated in part as bed and breakfast accommodation, the property comprises an original farmhouse with later extensions and interconnected living areas. Whilst currently habitable, Penrallt requires a programme of updating and improvement, offering purchasers the opportunity to adapt and enhance the accommodation to suit their own requirements. **The property is currently tenanted.** In consideration of the occupants' privacy, viewings are strictly by appointment and will be arranged for financially qualified purchasers who have familiarised themselves with the property's accommodation, condition and occupancy arrangements.

Located in the sought after coastal hamlet of Moylegrove, North Pembrokeshire Offering a 9-10 bed former B&B Guest House**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**

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OPTION



There is also the option to purchase a nearby 4 bedroom spacious detached property called ALLTYGENLLI at a guide price of £550,000. This property 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.

For any further queries. Please quote REF R/5235/ID.

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.

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 -

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



With 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



With tiled flooring. Door leading 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



With 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





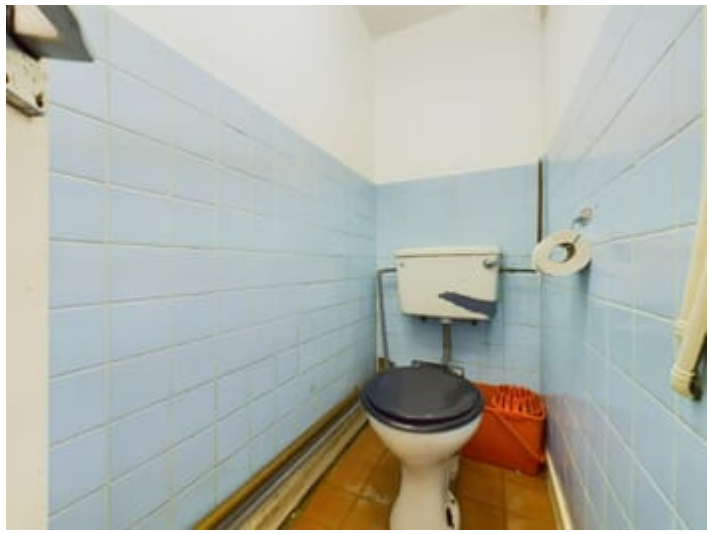
With low flush w.c. pedestal hand wash basin, bath, part tiled walls, coved ceiling, dado rail, Upvc window.

Toilets





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





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

Toilets / Utility



Rear Utility





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



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

FIRST FLOOR

Landing



Access into loft, fuse box, linen cupboard.

Bedroom 3



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 -

Bedroom 5





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

En Suite



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

En Suite

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



Bedroom 6





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.





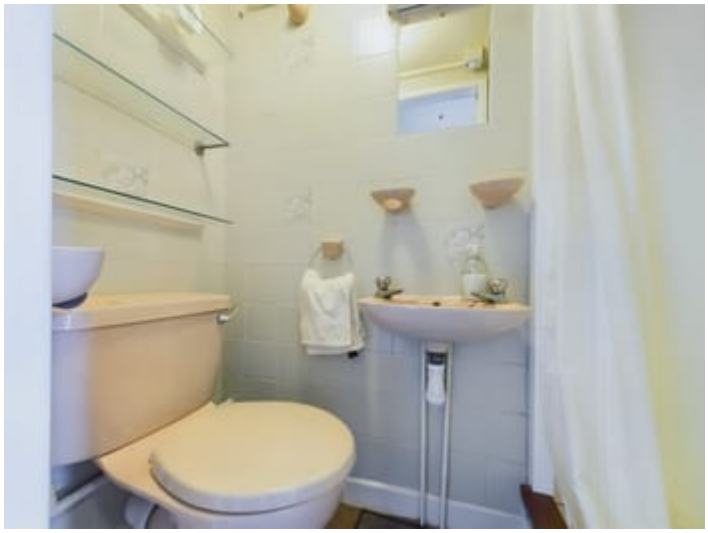
Bedroom 8

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





En Suite



With wash hand 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.

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.

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.

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.

MATERIAL INFORMATION

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

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:
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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.

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

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