





Penrallt Ceibwr, Moylegrove, Cardigan

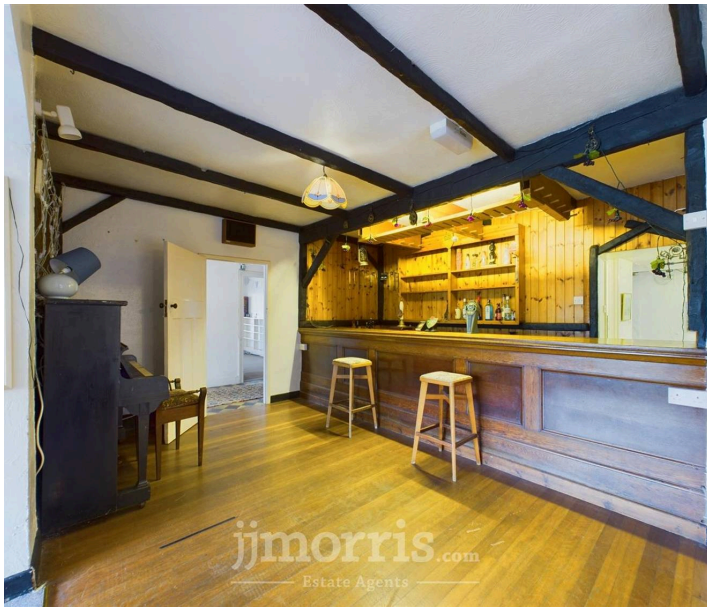
£365,000 Freehold

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.

Contact Cardigan Office

5 High Street, Cardigan, Ceredigion SA43 1HJ | 01239 612343 | cardigan@jjmorris.com







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





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.





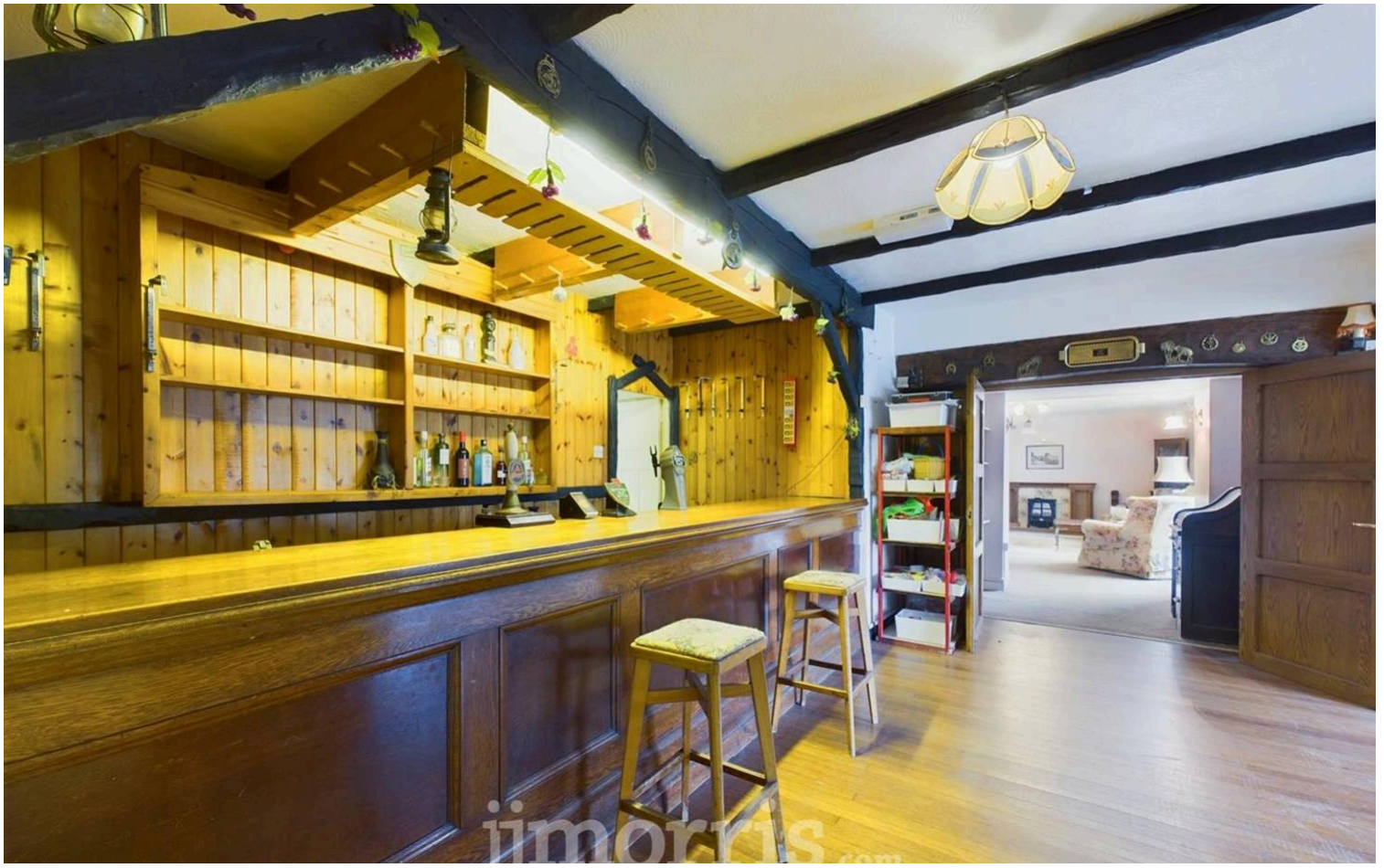


Externally
To the front there is space for several vehicles, workshop, patio area, large lawned garden with mature plants and shrubs. To the rear there is a timber shed, greenhouse, patio area, lawned garden with plants and shrubs, outside toilets and cellar.

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

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.



Floor 0 Building 1



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