

Penrallt House , Aberporth, SA43 2BS

**£375,000**

An exciting opportunity to purchase an attractive house with private garden located in Aberporth, a popular holiday destination in West Wales. The house was once Owners'/Manager's accommodation of the Penrallt House Hotel and has colour washed roughcast rendered elevations with Mock Tudor features beneath pitched and gabled tiled roof covering.



## Hallway



Wooden window to the front, radiator, coved ceiling, stairs rising off the Living Room, door to:-

## Snug



Coal effect gas fire with red brick feature surround, wooden windows to the front and side, coved ceiling, picture rail, radiator.

## Living Room



Stairs rising off to the first floor, coal effect gas log burner with feature surround, wooden windows to the front, coved ceiling, radiators.

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl sink and drainer, integrated gas hob with extractor fan over, built-in oven, integrated Neff dishwasher, space of undercounter fridge, radiator, part tiled walls, tiled flooring, doors to:-

## Dining Room



Wooden windows to the side, UPVC sliding door, coved ceilings, spotlights, radiator.

## Sun Room



UPVC sliding doors, UPVC windows, tiled flooring.

## Utility One

Plumbing for washing machine, wooden window, vinyl flooring, door to:-

## Utility Two

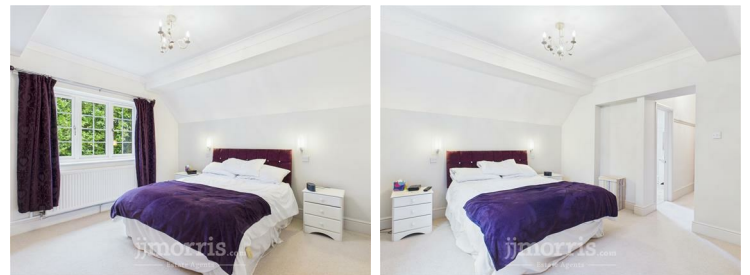
Wooden windows, space for dryer, tiled flooring, door to Garden.

## Landing



Wooden windows to the front, picture rail, radiator, loft access, exposed beam, door to built-in storage with boiler.

## Bedroom One



UPVC double glazed window to the rear, coved ceiling, radiator.

### Dressing Room



Picture rail, built-in wardrobes.

### En-Suite



Low flush WC, vanity hand wash basin, bath with fitted shower, heated towel rail, radiator, wooden Velux window, picture rail, part tiled walls, wood effect flooring.

### Bedroom Two



Wooden window to the side, picture rail, exposed beam, fitted wall and base wardrobes, integrated hand wash basin on base units, radiator, loft access.

### Bedroom Three



Wooden window to the front, picture rail, radiator, exposed beam, built-in storage.

### Family Bathroom



Low flush WC, pedestal hand wash basin, bath, walk-in shower with fitted shower, radiator, wooden Velux window, picture rail, exposed beam, part tiled walls, wood effect flooring.

### Externally



The property is approached via a gated entrance onto a gravel driveway with ample off-road parking for several vehicles. To the rear there is a large lawned area with mature plants, trees and shrubs, paved patio seating area.

### Utilities & Services

Heating Source: LPG. Solar Panels

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///painters.attention.shunning

### 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.

### Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 18mbps 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.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - None

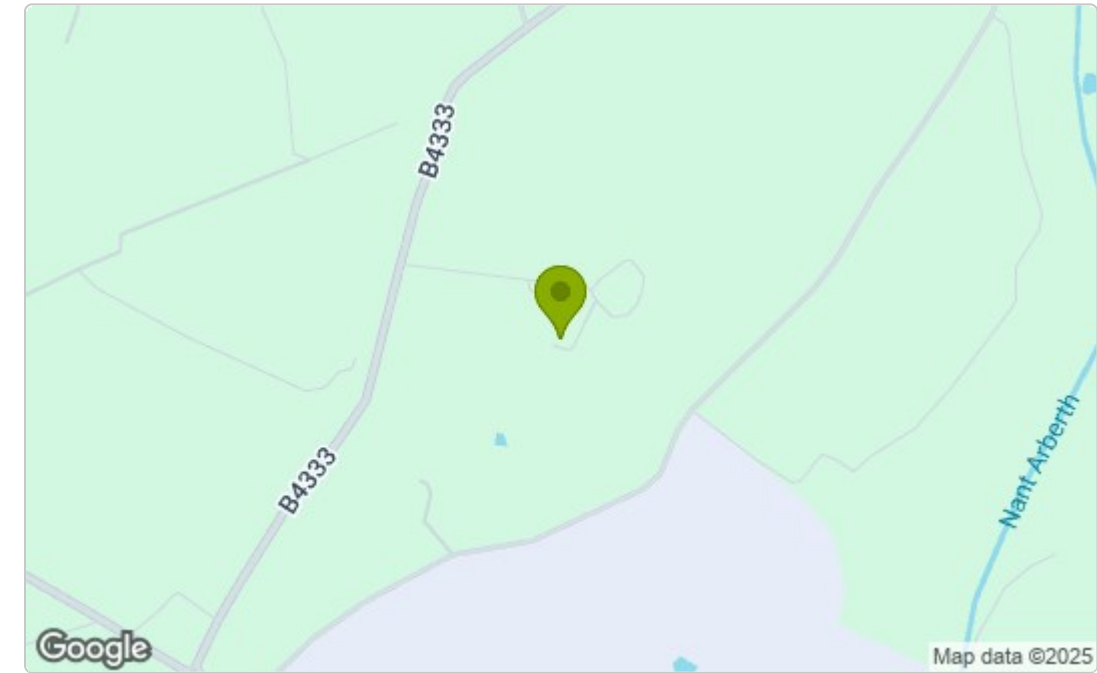
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



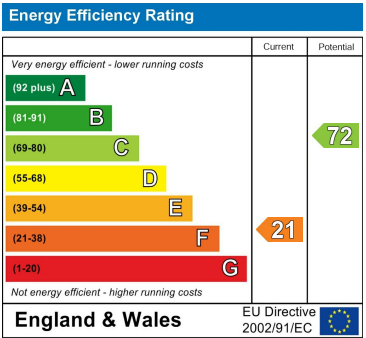
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.