



## Allt y Genlli , Moylegrove, SA43 3BY

**£585,000**

Welcome to this stunning detached house in the picturesque village of Moylegrove, Cardigan. This modern property, built in 1990, boasts not only a prime location but also breathtaking sea views that will leave you in awe.

As you step inside, you'll be greeted by three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. With four bedrooms, there's ample room for everyone to have their own space and unwind in comfort.

One unique feature of this property is its upside-down layout, designed to maximise the stunning sea views. Imagine enjoying a peaceful evening watching the sun setting and the waves gently roll in - this could be your daily reality.

Whether you're looking for a permanent residence or a holiday home, this property offers the perfect blend of modern amenities and tranquil surroundings. Don't miss out on the opportunity to make this beautiful house your own and experience the best that coastal living has to offer.

The property is set on the edge of an old farmyard that has since been developed into a popular garden centre called Penrallt Garden Centre with café and shop. It is near the coastal village of Moylegrove on the north Pembrokeshire coast and within the famous Pembrokeshire Coast National Park with its miles of scenic coastal walks with imposing cliffs, stunning beaches and breath-taking scenery.

The dramatic cove and beach and Ceibwr Bay is close by and can be accessed by a nearby public footpath or is about 1.5 miles by car, while the large beaches of Poppit Sands and Newport are about 4 miles and 5.5 miles away respectively.

Newport is a popular destination with independent shops, restaurants, pubs, yacht club, golf course etc. The larger shopping town of Cardigan is about six miles with an array of high street name and independent shops, restaurants, pubs, schools, cinema and theatre. Carmarthen and the A48 M4 link road is about 30 miles taking you onto Swansea and Cardiff (about 58 miles and 101 miles respectively) the Severn Bridge and into England.

### Porch

Steps to front door, Upvc windows. Stable door to:-

### Entrance Hall



Stairs rising off to the first floor, stairs down to ground floor, wooden floor.

### Kitchen



Having a range of wall and base Ash units with complimentary worktop surfaces, 1.5 bowl sink with mixer tap over, electric Rangemaster with marble effect splashback, plumbing for dishwasher, space for fridge/freezer, breakfast bar, built-in pantry cupboard, part tiled walls, wooden windows, spotlights.

### Dining Room



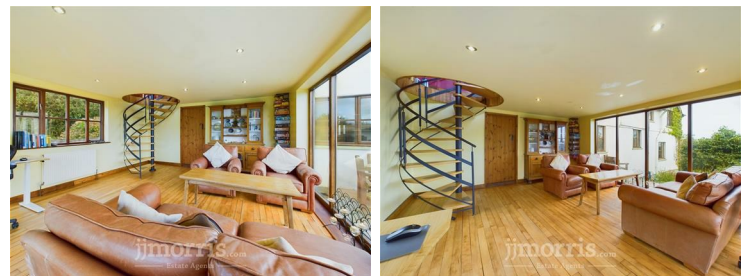
Wooden windows, wooden floor, wood panel ceiling, radiator, door to balcony, spiral staircase down to Sunroom.

### Living Room



Log burner with slate hearth, wooden window, radiator.

### Sun Room



Spiral staircase rising off to the first floor, wooden windows, wooden floor to ceiling picture window, wooden floor, radiators, spotlights.

### Bedroom One



Wooden windows, base unit with wash basin and mixer tap over, marble effect counter top, wooden floor, built-in storage.

## Bedroom Two



Wooden windows, wooden floor, two vertical radiators, sun tube lighting.

## Bedroom Four



Wooden window, radiator, wooden floor.



## WC



Low flush WC, base unit with hand wash basin over, part tiled walls, wooden floor, loft access, wooden window, built-in airing cupboard, radiator.



## Shower Room



Integrated low flush WC, base unit with hand wash basin and mixer tap over, walk-in shower with fitted shower, heated towel rail, tiled walls, tiled floor, spotlights, wooden window.

## GROUND FLOOR

### Inner Hall



Wooden window, stairs rising off to the first floor, steps down to Bedroom, radiator.



## Externally



To the front there are steps to the porch, greenhouse, side access to the rear where there is access to the garage/workshop, plants and shrubs, large lawned area and a raised seating area.

## Bedroom Three



Wooden windows, radiator.



## Utilities & Services

Heating Source: Oil central heating.

Services:

Electricity: Mains

Water: Spring

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3words: ///giggled.cheaply.crypt

### 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 both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 6mbps upload and 38mbps 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 - 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.

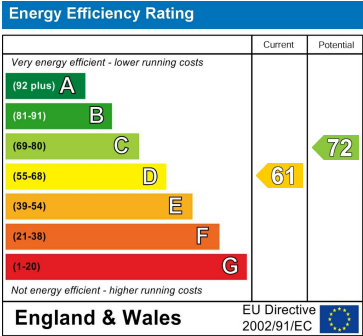
Floor Plan



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.