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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.

Council Tax band: E

Tenure: Freehold

### Contact Cardigan Office



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### Hallway

Wooden window to the front, radiator, coved ceiling, stairs rising off to 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 ceiling, 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

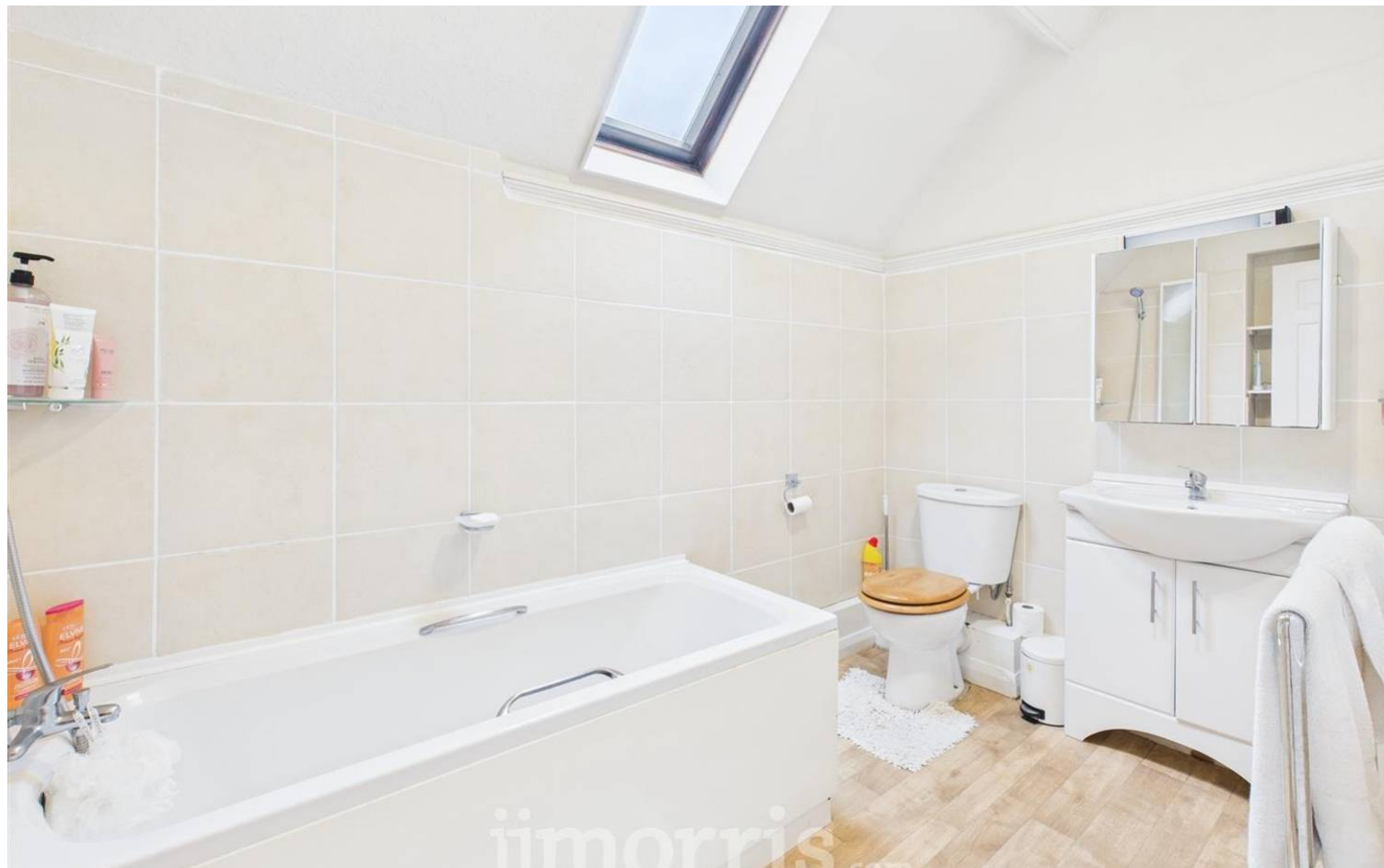
Low flush WC, pedestal hand wash basin, bath, walk-in shower with fitted shower, radiator, wooden Velux window, picture rail, exposed beam, part tiled walls, wood effect flooring.

### Services

Heating Source: LPG. Solar Panels Services: Electricity: Mains Water: Mains Drainage: Mains Tenure: Freehold (the vendors are currently in the process of purchasing the 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](http://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.

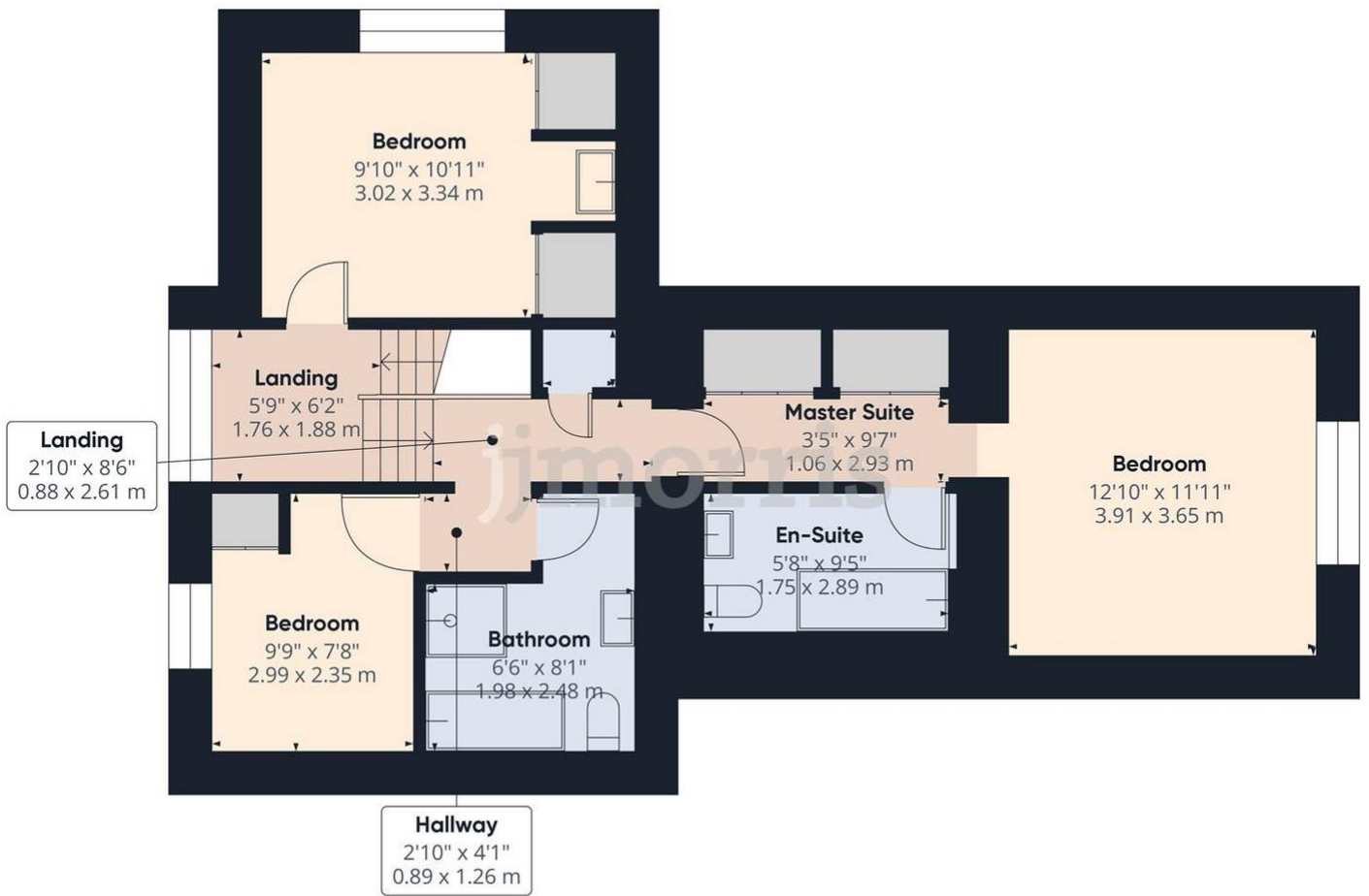
### Mobile Availability

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](http://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.



## GARDEN

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.



Floor 1

You can include any text here. The text can be modified upon generating your brochure.

