

*A stunning refurbished 3 bedroomed detached bungalow in generous grounds Beulah, near Newcastle Emlyn, West Wales*



Genaur Glyn, Beulah, Newcastle Emlyn, Ceredigion. SA38 9QB.

**£315,000**

**REF: R/3878/LD**

\*\*\* A stunning refurbished detached bungalow \*\*\* Comfortable well appointed 3 bedroomed accommodation  
\*\*\* Brand new fitted kitchen and stylish bathroom suite \*\*\* Potential to convert into the loft (subject to consent)

\*\*\* Attached garage \*\*\* Generous plot with front and rear gated access points \*\*\* Gravelled forecourt with ample parking  
\*\*\* Landscaped front and rear lawned gardens \*\*\* Extensive patio with a fantastic range of flower and shrub beds  
\*\*\* Outdoor sheltered barbeque area \*\*\* Balcony with mesmerising views over the surrounding Teifi Valley

\*\*\* A pleasant Village position close to the Market Towns of Newcastle Emlyn and Cardigan \*\*\* Highly desirable property in a sought after locality \*\*\* Contact us today to view



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## LOCATION

Conveniently positioned set back off the B4333 Tanygroes to Newcastle Emlyn road, within the quiet rural Village Community of Beulah which lies some 3 miles from the main A487 Coast road, within some 5 miles from Cardigan Bay and the popular Seaside Resort of Aberporth, convenient to the Market Towns of Cardigan and Newcastle Emlyn, as well as many popular sandy beaches along the favoured West Wales Heritage Coastline.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this refurbished detached country bungalow that offers comfortable well appointed 3 bedroomed accommodation along with a newly fitted kitchen and a stylish bathroom suite.

The property sits within a sizeable plot with front and rear access point with ample parking, front level lawned garden and a side patio and rear lawned garden.

The property enjoys magnificent views to the rear over open farmland and the Teifi Valley.

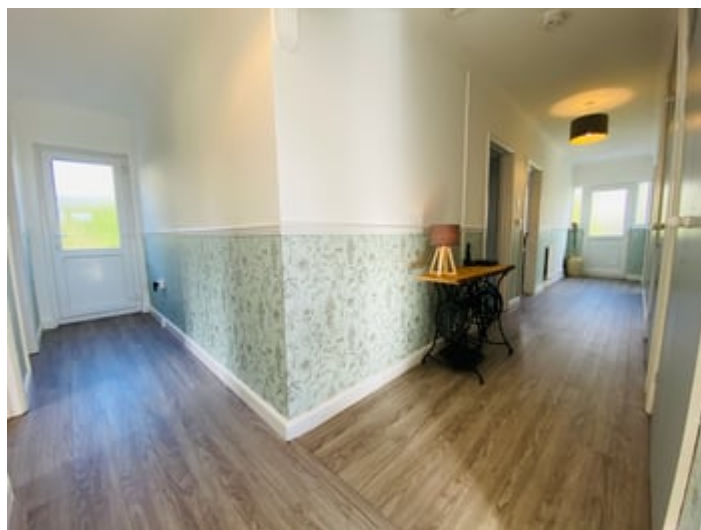
A highly desirable property in a sought after locality that lies not far from the Cardigan Bay Coastline. It offers convenience and suits Family living.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via the balcony area with UPVC front entrance door, two large double door cloak cupboards, access to the loft space via a drop down ladder.



## LOFT SPACE

With potential for further accommodation (subject to the necessary consents being granted).

## LIVING ROOM

13' 9" x 11' 9" (4.19m x 3.58m). With double aspect windows with fantastic views, radiator.



## BEDROOM 1

13' 0" x 10' 9" (3.96m x 3.28m). With radiator, picture window with views over the rear garden and the Teifi Valley.



VIEW FROM BEDROOM 1



## BEDROOM 2

11' 7" x 10' 9" (3.53m x 3.28m). With radiator, views over the side garden area.



## INNER HALLWAY

With UPVC side entrance door.

## BEDROOM 3

16' 0" x 10' 0" (4.88m x 3.05m). With radiator, parquet flooring.



## FAMILY BATHROOM

A stylish newly completed contemporary styled suite with a roll top bath with central taps and Triton shower over, low level flush w.c., pedestal wash hand basin, pillared heated towel rail.



**BATHROOM (SECOND IMAGE)****KITCHEN/DINER**

22' 7" x 11' 9" (6.88m x 3.58m). A newly fitted Shaker style fitted kitchen with a fantastic range of wall and floor units with breakfast bar and work surfaces over, 1 1/2 sink and drainer unit, integrated dishwasher, integrated oven with 4 ring ceramic hob and extractor hood over, plumbing and space for automatic washing machine and tumble dryer.

**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****DINING AREA**

With patio doors opening onto the side patio garden area, large Villager multi fuel stove with two pantry cupboards to either side.

**EXTERNALLY****ATTACHED GARAGE**

15' 7" x 10' 2" (4.75m x 3.10m). With double doors to the front and a rear service door.



## BARBEQUE AREA

Providing the perfect outdoor entertaining area and also benefiting from a retractable clothes airer for the Winter Months.



## BARBEQUE AREA (SECOND IMAGE)



## PURPOSE BUILT BIN STORE

## GARDEN

The property sits within a generous plot with a front and rear gated access point. The garden has been landscaped and re-developed by the current Owners and offers great privacy with a mature hedge boundary and various level lawned areas.

To the side of the property lies a paved patio area with various flower and shrub borders.

To the rear lies further lawned areas with a balcony that enjoys mesmerising views over the Teifi Valley and the surrounding countryside.

In all a highly desirable property in a sought after locality and a must view.

## FRONT GARDEN



**REAR GARDEN****BALCONY****SIDE PATIO AREA****SIDE GARDEN****PARKING AND DRIVEWAY**

The property benefits from front and rear gated access points with ample parking area.



**FRONT OF PROPERTY****REAR OF PROPERTY****VIEW FROM PROPERTY****AGENT'S COMMENTS**

A beautifully refurbished property in a picturesque and convenient location.

**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

**COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

**Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

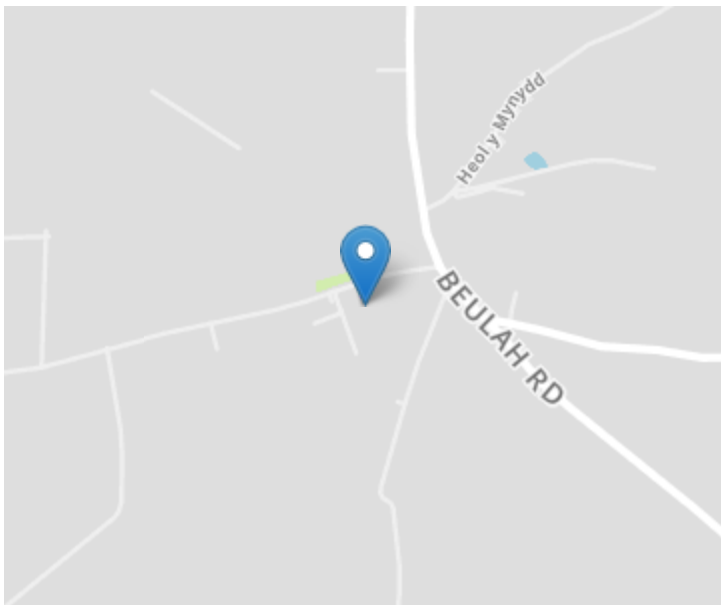
### Directions


Travelling East on the main A487 Coast road from Cardigan towards Aberaeron, at the Village of Tanygroes turn right onto the B4333 Newcastle Emlyn road. Keep on this road for some 3 miles or so until you reach the Village of Beulah. The property is located within the centre of the Village on your left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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