

*A spacious 3 bed detached bungalow set within a large plot. Popular coastal village location. Near Newcastle Emlyn/Cardigan - West Wales.*



**Bryneios, Beulah, Newcastle Emlyn, Ceredigion. SA38 9QE.**

**£285,000**

**Ref R/4465/RD**

**\*\*A well presented 3 bed detached bungalow\*\*Set within a large plot\*\*Ample off road parking\*\*Spacious private rear garden area\*\*Popular coastal village location\*\*Walking distance to village amenities\*\*15-20 mins drive to Newcastle Emlyn/Cardigan\*\*Refurbished bathroom\*\*Side car port with storage over\*\*An impressive property in this popular village\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The property sits within the coastal village of Beulah. Being a 10 minute drive from the sandy beaches of Aberporth and Tresaith. The village offers local shop and petrol station and an active community hall. The nearby village of Aberporth offers a wider range of amenities including primary school, local cafes, bars and restaurants, village shop and post office and access to sandy beaches. Cardigan and Newcastle Emlyn offer a wide range of amenities and services including secondary schools, 6th form college, hospital, doctors surgery, excellent leisure facilities and good public transport connectivity.



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## THE ACCOMMODATION

### Front Porch

Accessed via upvc glass panel door with side glass panel with stained glass upvc door into -

### Entrance Hallway

11' 8" x 28' 7" (3.56m x 8.71m) being L shaped with storage cupboard and access to all ground floor rooms, radiator.



### Lounge

12' 3" x 22' 2" (3.73m x 6.76m) with feature marble fireplace with electric fire, window to front garden, multiple sockets, sliding glass french doors into -



### Conservatory

9' 6" x 21' 7" (2.90m x 6.58m) running across the rear of the property with upvc windows fully orientated to overlook the garden, insulated roof, upvc patio doors to garden, tiled flooring.





## Kitchen

8' 1" x 11' 8" (2.46m x 3.56m) accessed from the hallway and also the conservatory with a range of oak base and wall units, formica work top, 1½ stainless steel sink and drainer with mixer tap, Hoover oven and grill, gas hobs with extractor over, washing machine connection, tiled splash back, space for free standing fridge freezer, side airing cupboard with Valiant wall mounted gas boiler, tile effect vinyl flooring. Glass door to conservatory.







### Bedroom 1

8' 8" x 9' 9" (2.64m x 2.97m) a double bedroom, radiator, multiple sockets, window to front.



### Front Bedroom 2

8' 7" x 12' 10" (2.62m x 3.91m) a double bedroom, window to front, multiple sockets, radiator.



### Rear Bedroom 3

8' 9" x 11' 4" (2.67m x 3.45m) a double bedroom, window to rear garden, multiple sockets, radiator.



### Bathroom

7' 9" x 6' 7" (2.36m x 2.01m) with a modern white bathroom suite including an enclosed 1200mm shower, w.c. single wash hand basin, heated towel rail, rear window to garden, vinyl flooring, panelled walls.



## EXTERNALLY

### To the Front

The property is approached via the adjoining highway into an enclosed walled garden and driveway with gated entrance

providing 3+ parking spaces. Front brick pavier garden area leading through to front lawn and mature planting to borders. Access to -



### Car Port

16' 5" x 14' 6" (5.00m x 4.42m) being open ended with storage over and allowing vehicular access into the rear garden area.



### Rear Garden Area

Enclosed large private rear garden space with panelled fencing and mature planting to borders.

Feature brick pavier patio area and side private patio space enjoying a southerly aspect. Connecting footpaths leading through to -







## Glass House

12' 0" x 8' 0" (3.66m x 2.44m) of aluminium construction on a concrete base, side garden areas laid to lawn and footpath connecting through to -



electricity and drainage. LPG Gas central heating.

Council Tax Band D (Ceredigion County Council).

## Rear Storage Container

With side block lean to and Workshop measuring 16' x 7'2" with potential electric connection.

## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## TENURE

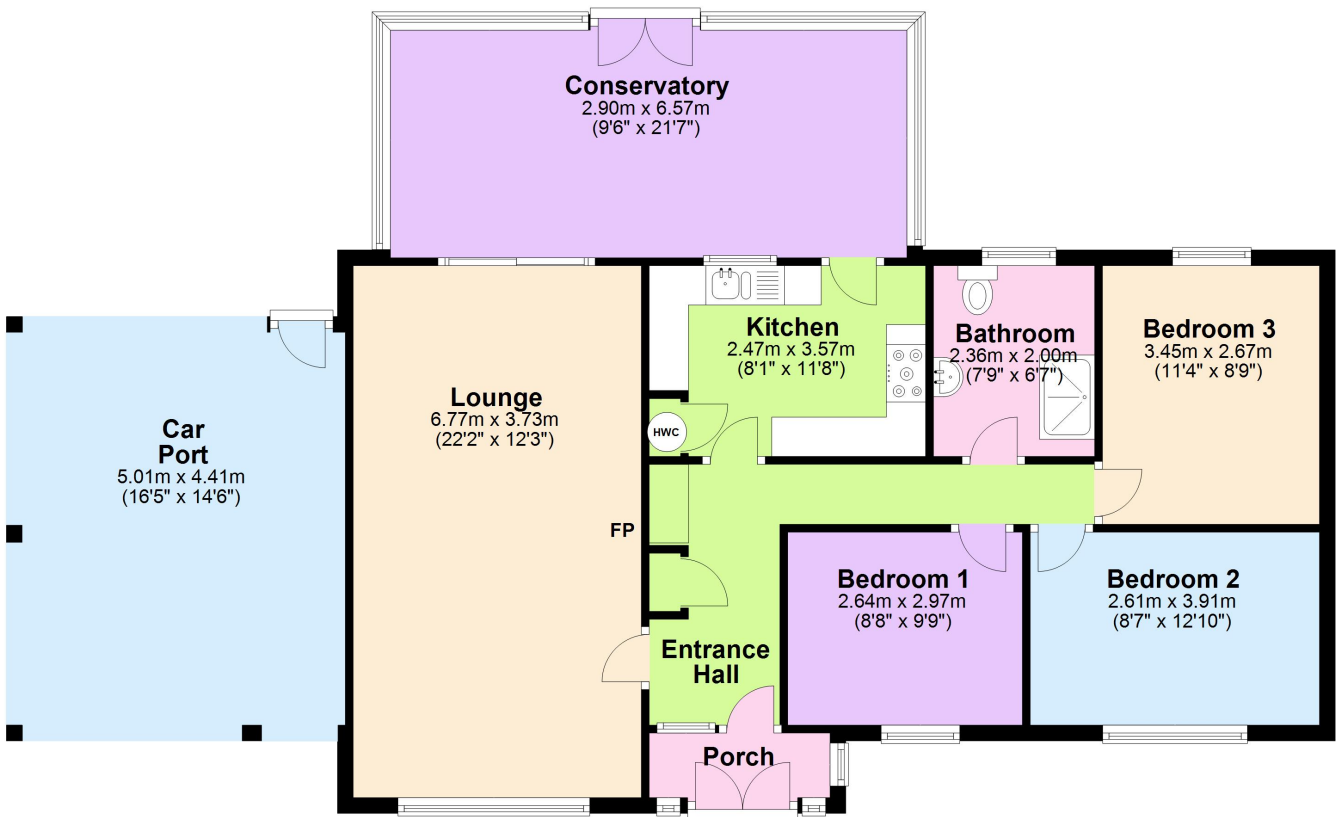
The property is of Freehold Tenure.

## Services

We are advised the property benefits from mains water,

## Ground Floor

Approx. 133.2 sq. metres (1434.2 sq. feet)



Total area: approx. 133.2 sq. metres (1434.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Bryneios, Beulah, Newcastle Emlyn**



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (45)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

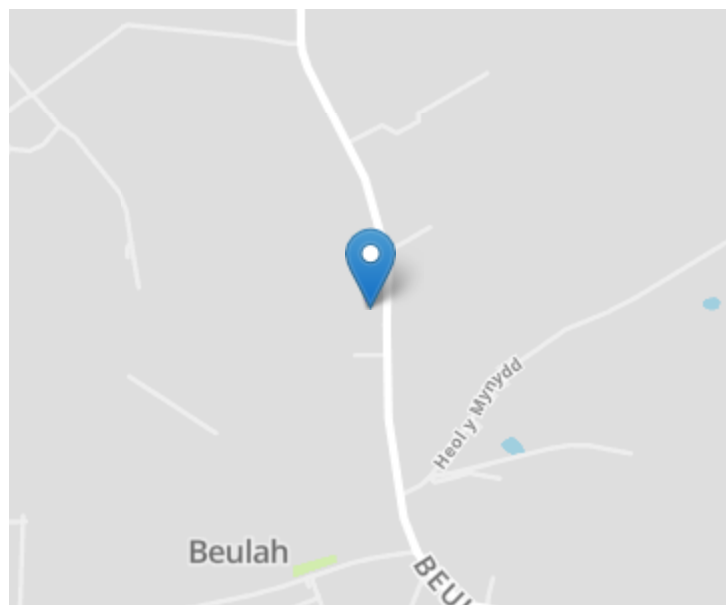
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No




## 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. Keep on this road for some 2-3 miles until you reach the village of Beulah. As you proceed into the village the property is the fourth on your right hand side as identified by the Agents for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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'. To keep up to date please visit our Website, Facebook and Instagram Pages.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         | 67  |
| (39-54) <b>E</b>                            | 45      |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <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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