

A quintessential superior detached residence of attractive proportions being only 15 minutes from the Cardigan Bay coastline. Beulah, near Aberporth, West Wales.



Hafan Glyd, Bryngwyn, Newcastle Emlyn, Ceredigion. SA38 9PJ.

£475,000

R/4915/ID

** Superior 4/5 bedroom (5 bath) detached residence offering luxury and elegance throughout ** Highest quality of workmanship ** Versatile and spacious accommodation ** Picturesque far reaching country views towards the Preseli mountains ** Only 15 minute drive to the heritage Cardigan Bay coastline ** Perfect modern family home ** Low maintenance garden and grounds ** Integral garage ** Double glazing and underfloor heating ** Must be viewed internally to be fully appreciated ** Highly efficient with low running costs **

The accommodation provides front vestibule, entrance hall, open plan kitchen, dining room and lounge area, utility room, access to garage, snug/double bedroom, 2 x double bedrooms (2 en-suite), family bathroom. First floor offering a central landing/lounge/office, 2 x double bedrooms both with en-suite and dressing rooms.

Hafan Glyd is located in the semi-rural hamlet of Bryngwyn between the village communities of Beulah and Cwm-Cou just over 3 miles north of the Teifi valley town of Newcastle Emlyn and approximately 5 miles from the Cardigan Bay coastline and the seaside resort of Aberporth. Convenient to many sandy beaches along this favoured West Wales coastline and within easy reach of the popular towns of Cardigan and Aberaeron.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

An individually designed, detached residence constructed by a reputable local builder, under architect supervision. Warm insulated timber frame construction with other elevations in facing brickwork under a tiled roof and benefits from grey coloured uPVC glazed windows and doors. solar panels on the roof to improve efficiency. Since acquiring the property, the current vendors have invested significantly, with works which include new high quality kitchen, bathroom suites, tiled flooring, the conversion of the loft to provide two large bedrooms and central landing/second lounge and small details such as Quartz window sills in the kitchen and utility and sensor lights that do not automatically turn on the extractor fans in the en-suites. Each room benefits from its own individual room thermostats and underfloor heating to ground floor. The property certainly offers a versatile living space which would work as a perfect family home or could indeed be utilised for multi-generational living. An internal inspection of the property is advised to appreciate the quality of workmanship throughout.

ACCOMMODATION

Front Vestibule

Via grey composite door with side panel with opaque glass, tiled flooring, glazed oak door into:



Entrance Hall

13' 0" x 8' 4" (3.96m x 2.54m) with oak staircase leading to first floor with LED tread lighting, tiled flooring, pendant lights and door into:

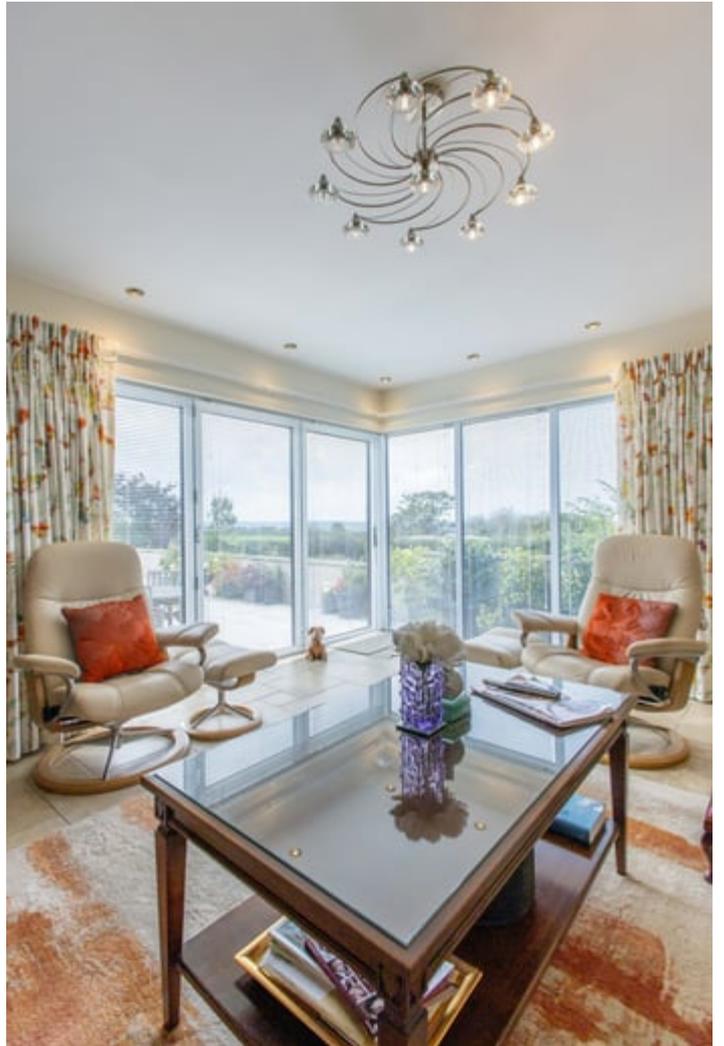




Open Plan Kitchen, Dining Room & Lounge

This room is constructed in an 'L' shape with a kitchen and dining room measuring 36'11" x 15'9" a large, social room being open plan perfect for modern day family life, an elegant kitchen comprising of handle-less base and wall cupboard units with Quartz working surfaces above, matching handle-less island with oak working surface, 2 x inset Quartz wash hand basin - 1 with boiling tap, integrated Bosch dishwasher, 5 ring Bosch induction hob with modern extractor above, Bosch tall fridge and separate Bosch tall freezer, larder unit with automatic LED's, 2 x Bosch fan assisted electric ovens and integrated Bosch microwave with plate warmer, tiled flooring, double glazed windows to rear with Quartz windowsills, spotlights and pendant downlights. Interconnecting into dining area with space for large dining table with 3 pendant hanging lights above the table, flowing on into the Lounge. The lounge measures 16'5" x 13'11" with modern Stovax multifuel stove on a granite hearth, 8' bi-folding doors to side leading into the rear garden, 8' to ceiling windows to rear with views over open countryside and towards the Preseli mountains, spotlights and wall lights.







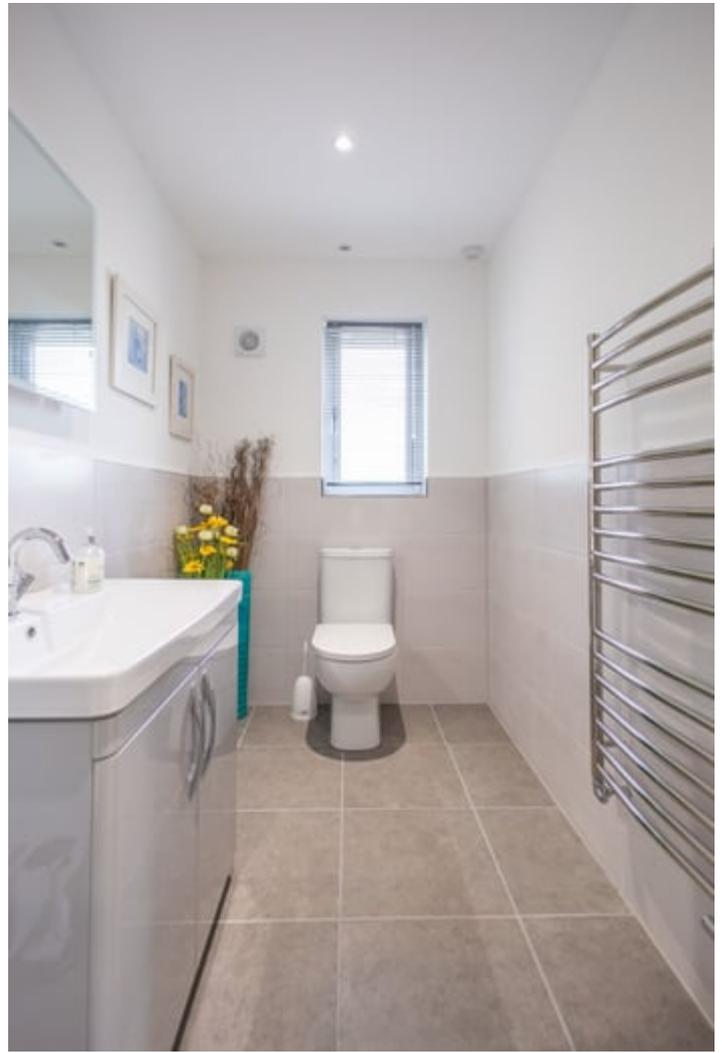
Downstairs Bedroom 1

13' 0" x 8' 4" (3.96m x 2.54m) with limestone effect tiled flooring, double glazed window to front, spotlights, door into:



En-Suite

5' 0" x 13' 4" (1.52m x 4.06m) a modern white suite comprising of walk-in shower with mains shower above, grey vanity unit with inset wash hand basin, dual flush WC, heated towel rail, motion sensor light (this light does not turn the extractor on), tiled walls and flooring.



Snug/Bedroom 2

13' 3" x 13' 0" (4.04m x 3.96m) double glazed window to front, tiled flooring, TV point, plank effect tiled flooring, wall lights.



Front Master Bedroom 3

15' 5" x 13' 0" (4.70m x 3.96m) double glazed window to front, tiled flooring, door into:



En-Suite Shower Room

modern 3 piece suite comprising of an enclosed shower with mains shower above, gloss white vanity unit with inset wash hand basin, dual flush WC, heated towel rail.





Main Bathroom

4 piece-suite comprising of panelled bath with hot and cold taps, corner shower unit with mains shower above, vanity unit with inset wash hand basin, dual flush WC, frosted window to side, tiled flooring and half tiled walls, spotlights to ceiling, sensor light.



Utility Room

With a range of fitted cupboard units with oak worktops above, drainer sink, space for automatic washing machine, Bosch freezer, half glazed composite door to rear, double glazed window to rear and Quartz windowsill. Access into:



Integral Garage

With electric roller door and housing Grant oil fired boiler and pressurised heating system.

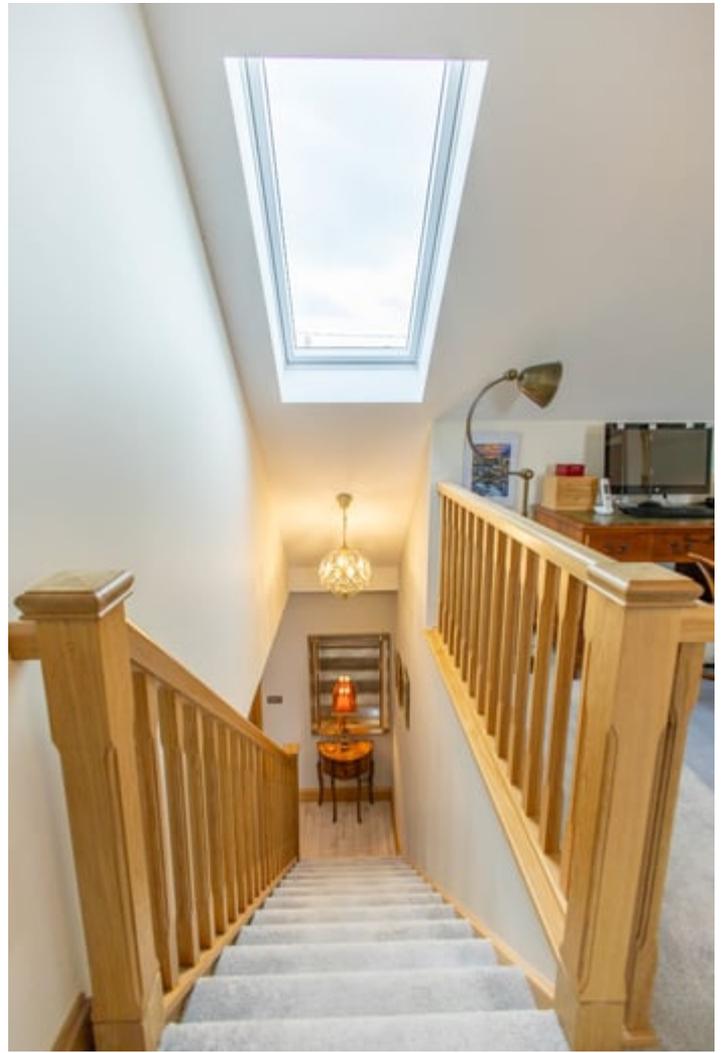




FIRST FLOOR

Central Landing/Lounge

12' 4" x 22' 3" (3.76m x 6.78m) Recently converted with stairs from the entrance hall into the upper central landing/lounge with Velux window to front and rear with incredible views towards the Preseli mountains, under-eave storage, 2 x central heating radiators, currently used as an office space with hard wired cable to the internet router. Door into:





Bedroom 3

22' 3" x 13' 9" (6.78m x 4.19m) Velux window to front and rear, LVT herringbone flooring, 2 x central heating radiators, door into:



Dressing Room

With triple fitted wardrobe and door into:



En-Suite

7' 8" x 12' 4" (2.34m x 3.76m) modern white suite comprising of a free standing bath with hot and cold taps, dual flush WC, vanity unit with inset wash hand basin, enclosed shower unit, towel rail, Velux window, tiled flooring.





Bedroom 4

12' 4" x 22' 3" (3.76m x 6.78m) currently utilised as an office with LVT herringbone flooring, Velux window to rear, 2 x central heating radiators, door into:



Dressing Room

Triple fitted wardrobe.

En-Suite

7' 2" x 12' 4" (2.18m x 3.76m) modern white suite comprising dual flush WC, vanity unit with inset wash hand basin, enclosed shower unit, towel rail, Velux window, tiled flooring.





EXTERNALLY

To Front

The property affords a tarmac driveway with ample private parking space for 3/4 cars, galvanised gates lead to the front forecourt area with slabs also flower beds with many mature shrubs, flowers including palm tree. There is exterior lighting and outside tap and electric EV car charging system, outside electric socket. Pathways to both sides lead to:



To Rear

A most attractive low maintenance rear garden mostly laid to slabs with raised flowerbed and benefitting of views over the open countryside. South-westerly facing garden to make the most of the sunny aspect.





Tenure - Freehold

Council Tax Band - F - Ceredigion County Council.

MONEY LAUNDERING REGULATIONS

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

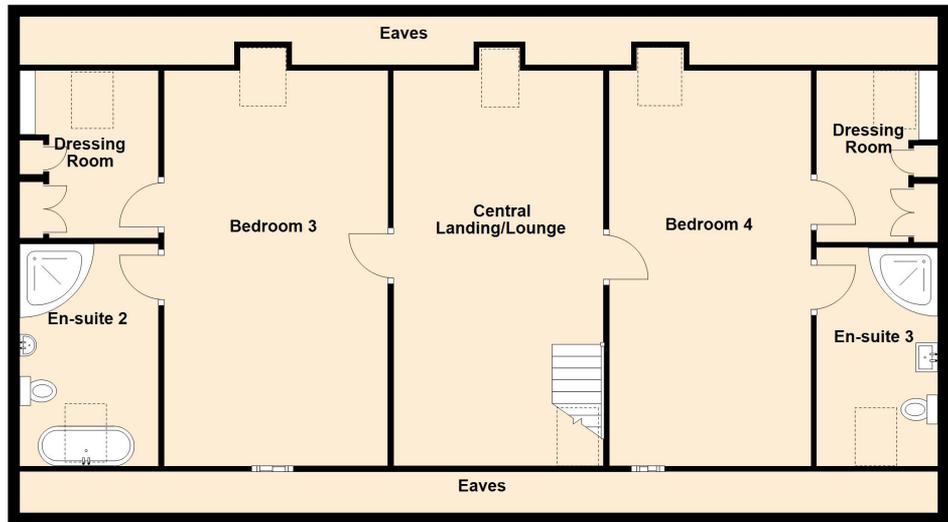
Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating system. There is 11 PV solar panels with a 5kW battery making the house extremely efficient. BT High speed fibre broadband.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band F

Council Tax: Rate 1955

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (75)

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 west on the A487 coast road from Aberaeron towards Cardigan. At the village of Tanygroes turn left onto the B4333 Beulah/Newcastle Emlyn road. Keep on this road through the village of Beulah onto Bryngwyn, carry on through the village and you will see the property on the right hand side just before a Chapel and a right hand bend.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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