

Immaculately presented 4 bed detached residence set in attractive grounds. Popular village of Beulah. Between Newcastle Emlyn and Cardigan Bay - West Wales.



Merwyn, Beulah, Newcastle Emlyn, Ceredigion. SA38 9QE.

£375,000

Ref R/4633/ID

****Immaculately presented 4 bed detached dwelling**Set in spacious and attractive grounds**Located in the popular semi rural village of Beulah**Scenic views over open countryside to front and rear**Summer house**Good quality fixtures and fittings throughout**Integral garage**Ample private parking**Upvc double glazing**Oil fired central heating****

The property comprises of Front porch, entrance hall, main bathroom, kitchen/dining room. First floor - double bedroom/office, lounge. Lower ground floor - 3 double bedrooms.

The property is situated in the semi rural coastal village of Beulah being some 10 minutes drive from Aberporth and the Cardigan Bay coastline. The village offers local petrol station, shop, primary school and places of worship. The nearby Aberporth offers a Blue flag sandy beach, cafes, bars, restaurants and access to the All Wales coastal path. The village lies some 20 minutes north of the larger town of Cardigan with its secondary school, 6th form college, supermarket, local and national retailers, community hospital and traditional high street offerings.



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GROUND FLOOR

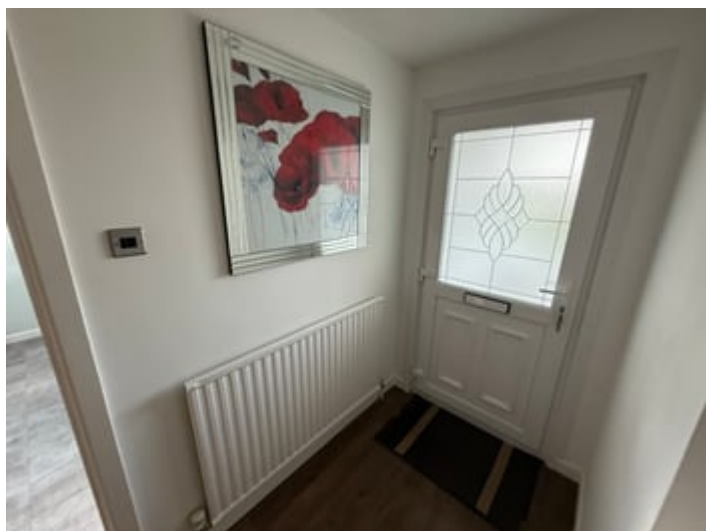
Front Porch

8' 3" x 14' 1" (2.51m x 4.29m) of upvc construction with glazed window surround, half glazed upvc door, tiled flooring, half glazed upvc door into -



Entrance Hall

9' 7" x 15' 1" (2.92m x 4.60m) with a central staircase leading to first floor and lower ground floor. Door into cloak cupboard housing the Firebird oil fired central heating boiler.



Main Bathroom

6' 4" x 10' 4" (1.93m x 3.15m) having a modern white suite comprising of a panelled bath with MIRA electric shower above and mains shower head, shower screen, vanity unit with inset wash hand basin, dual flush w.c. illuminous mirror unit, central heating radiator, frosted window to front, tiled flooring, stainless steel heated towel rail, extractor fan.





Kitchen / Dining Room

10' 3" x 24' 3" (3.12m x 7.39m) a spacious family room, comprising of a gloss white base and wall cupboard units with complimentary working surfaces above, inset electric oven and grill, 4 ring ceramic hob above, modern extractor hood, 1½ inset drainer sink, Neff dishwasher, under cupboard light, double glazed window to front and rear with lovely country views, 2 central heating radiators, spot lights to ceiling, pendant downlight, space for fridge freezer, tiled splash back. Door leading down to the utility.



FIRST FLOOR

Landing

Storage Room

6' 5" x 10' 6" (1.96m x 3.20m)

Office / Bedroom 4



8' 2" x 10' 7" (2.49m x 3.23m) currently used as an useful office, however would make a good sized double bedroom with large double glazed window to rear with views over open countryside, central heating radiator.

Lounge

11' 9" x 23' 8" (3.58m x 7.21m) a comfortable room with double glazed window to front and rear with lovely country views and views towards the Preseli mountains to the front, electric fireplace with tv above, LVT flooring, central heating radiator.



LOWER GROUND FLOOR

Front Double Bedroom 1



9' 7" x 10' 7" (2.92m x 3.23m) with a large double glazed window to front, central heating radiator.

Rear Principal Bedroom 2



11' 6" x 13' 7" (3.51m x 4.14m) with 6ft patio doors to rear overlooking the garden over open fields and beyond, central heating radiator, TV point.



Rear Double Bedroom 3



11' 0" x 11' 0" (3.35m x 3.35m) a large double glazed window to rear, central heating radiator.

Utility Room

5' 7" x 7' 7" (1.70m x 2.31m) with half glazed upvc door to rear, plumbing for automatic washing machine.



Cloak Room



3' 6" x 2' 4" (1.07m x 0.71m) with dual flush w.c. pedestal wash hand basin, window to side.

Integral Garage

17' 3" x 10' 0" (5.26m x 3.05m) with up and over door, power and light connected, double glazed window to side.

EXTERNALLY

To The Front



The property is approached via a ample tarmac driveway with private parking for several cars, front garden laid to lawn with variety of shrubs, hedges and trees. Pathways leads to -

To the Rear

A pleasant rear garden area mostly laid to lawn with patio area laid to slabs and flower borders to side. Views over open fields and beyond.





Summer House

14' 0" x 7' 0" (4.27m x 2.13m) of insulated timber construction with electric and power connected, multi fuel stove and tv point.

Also a useful timber shed.



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 ARRANGEMENTS

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'.

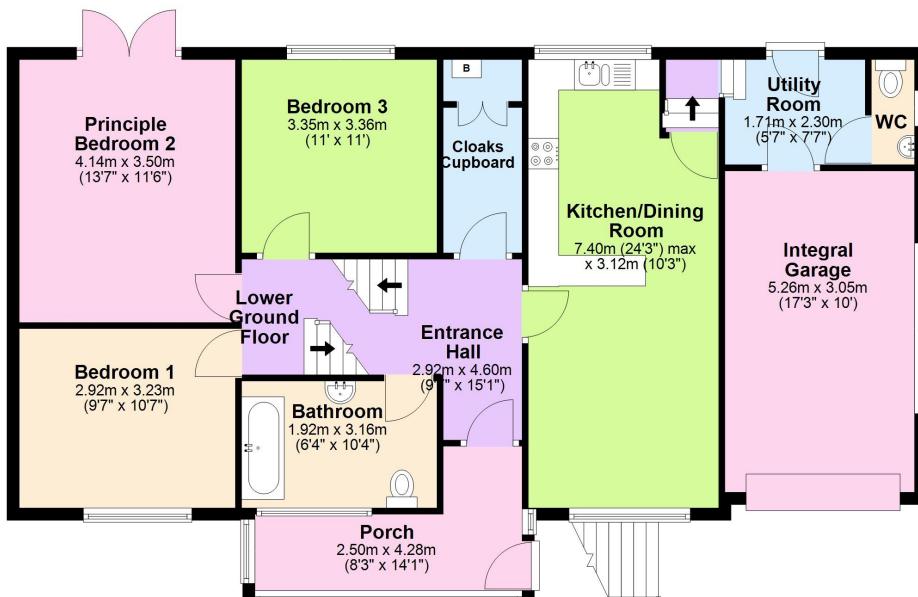
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Services

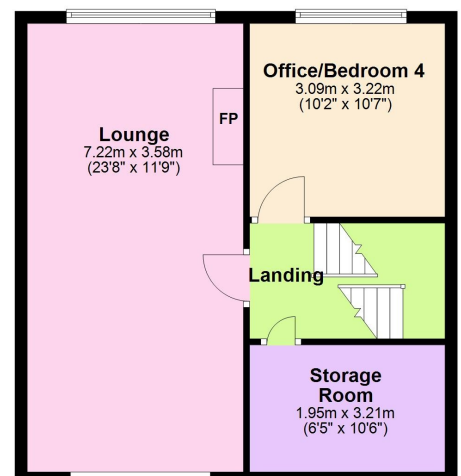
We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band E (Ceredigion County Council).

Ground Floor



First Floor



Total area: approx. 163.8 sq. metres (1763.2 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Merwyn, Beulah, Newcastle Emilys

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

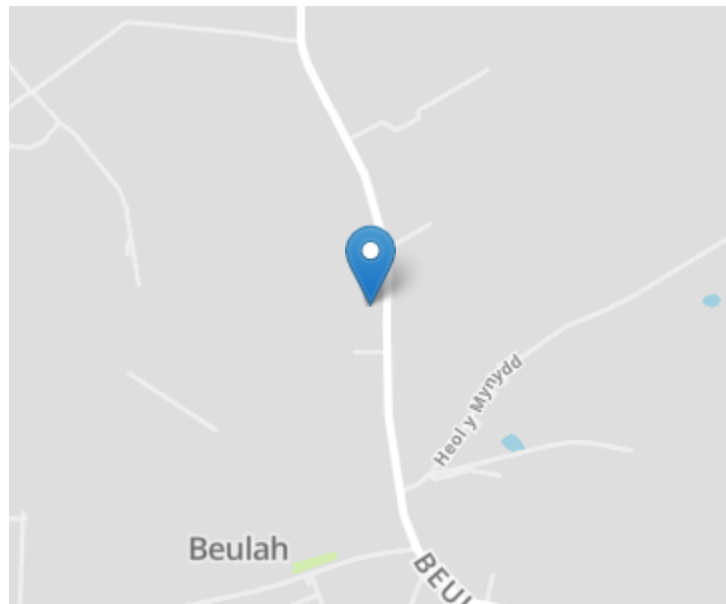
Any risk of coastal erosion? No

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

From Cardigan proceed north along the A487 coast road through the village of Penparc, Tremain, Blaenannerch, Blaenporth and into Tanygroes. On entering Tanygroes take the first right hand road sign posted Newcastle Emlyn, opposite the petrol station and shop onto the B4333 road. Continue along this road for approximately 1½ miles into the village of Beulah. You will see the property on your left hand side as identified by the agents for sale board.

Energy Efficiency Rating

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

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

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