

Regulated by:



Since 1989

*Imposing & luxurious 4/5 Bed Family Home. Near Newcastle Emlyn/Aberporth. Cardigan Bay.  
West Wales.*



**Llys Melyn, Beulah Road, Newcastle Emlyn, Ceredigion. SA38 9QA.**

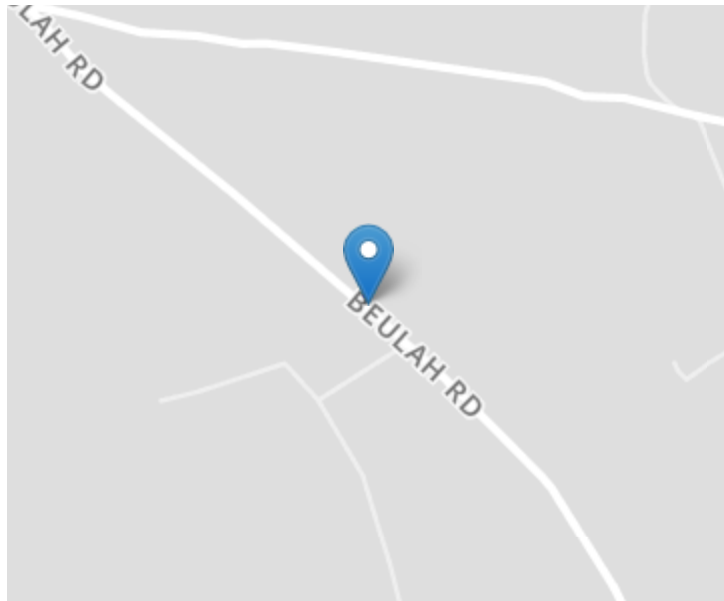
**R/3546/RD**

**£495,000**

**\*\* Imposing 4/5 Bed Family Home \*\* Exceptional build quality \*\* Unique and well thought out design \*\* Luxurious accommodation \*\* Oozing elegance and grandeur \*\* Countryside aspect \*\* Ample off-road parking \*\* Potential for home working/multigenerational living \*\* No expense spared \*\***

**\*\* GREAT FAMILY RESIDENCE WITH COAST AND COUNTRYSIDE IN IMMEDIATE PROXIMITY - WELL WORTHY OF A VIEWING NOW!! \*\***

The property is situated on the fringes of the rural village of Beulah being some 10 minutes drive from the Cardigan Bay coastline at Aberporth. The nearby village of Tanygroes offers local petrol station, post office and mini supermarket as well as public house. The Cardigan Bay coastline is literally within a short drive. The market town of Newcastle Emlyn with its primary and secondary schools, traditional High Street offerings, local cafes, bars, restaurants are also within 10 minutes drive to the east. A highly convenient location. The larger town of Cardigan is some 20 minutes drive from the property with 6th form college, community health centre, supermarkets, retail parks and industrial estates.



## General

An exceptional country residence in a popular village location.

Exceptional build quality and high attention to detail is evidence throughout.

Good quality fixtures, fittings, materials and workmanship are evident through the building, an excellent standard of living space and comfortable Bedrooms.

Notable features include the family Lounge with its dual aspect windows and doors to the Garden and also the Master Bedroom on the 1st Floor which overlooks the adjoining countryside towards the Preseli Mountains.

Underfloor heating on both Ground floor and First Floor.

A property well worthy of viewing for those seeking a comfortable family home with the potential for home working or a multigenerational opportunity.

## GROUND FLOOR

### Reception Hallway

11' 4" x 16' 8" (3.45m x 5.08m) via uPVC glass panel door and side glass panels, tiled flooring, spotlights to ceiling, vaulted ceiling to galleried landing.



### Ground Floor WC

6' 7" x 3' 9" (2.01m x 1.14m) WC, single wash hand basin and vanity unit, tiled flooring, ½ tiled walls.

### Study/Home Office

8' 6" x 11' 6" (2.59m x 3.51m) (could also be a snug for the adjoining Salon/Bedroom 1) with window to front, fitted desk and shelving, tiled flooring, multiple sockets.

### Salon/Ground Floor Bedroom 1/Playroom

12' 5" x 13' 7" (3.78m x 4.14m) with feature patio doors to

Garden, currently used as a beauty salon, multiple sockets, potential for En-Suite Bedroom, tiled flooring.



### Family Living Room

22' 1" x 16' 8" (6.73m x 5.08m) One of the main features of the property with unique design focusing on the fireplace with log burner set on a tiled hearth with oak mantle, dual aspect windows and doors to side leading to Garden and overlooking the adjoining Paddock, continued tiled flooring, space for large furniture, multiple sockets.



## Open Plan Kitchen/Dining Room

13' 3" x 24' 8" (4.04m x 7.52m) with feature custom made oak Kitchen with granite worktops and drainer, ceramic 1½ sink with mixer tap, rear window to Garden, fitted dishwasher, Falcon gas and electric cooking range set within its own inglenook with extractor over, feature Kitchen island with fitted fridge and saucepan drawers with granite worktop, spotlights to ceiling, tiled flooring.



## Dining Area

with space for 6+ persons dining table, window to front, TV point, multiple sockets.



## Utility Room

11' 5" x 6' 8" (3.48m x 2.03m) with a range of oak effect base units, rear window, doors to Garden, stainless steel sink and drainer with mixer tap, plumbing for washing machine, connection door to:



## WC

WC, single wash hand basin, high level window, ½ tiled walls.

## Integrated Garage

15' 7" x 15' 0" (4.75m x 4.57m) a large Garage space with electric up and over door, multiple sockets, side window, concrete base.



## FIRST FLOOR

### Galleried Landing

accessed via custom made oak staircase with glass panels accessed from the Reception Hallway, chandelier focal point, spotlights to ceiling, Juliette balcony to front with double uPVC doors accessing onto a wrought iron balcony overlooking the adjoining countryside, oak flooring, airing cupboard and separate storage cupboard.



## Master Bedroom

A unique and luxurious Double Bedroom suite with dual aspect floor to ceiling windows overlooking the Garden and with distant countryside views towards the Preseli mountains, fireplace with granite hearth and oak mantle, vaulted ceiling, engineered oak flooring.



## En-Suite

with 5'5" walk-in shower unit with side glass panel and waterfall head, WC and single wash hand basin vanity unit, heated towel rail, tiled flooring and walls, spotlights to ceiling.



## Front Bedroom 3

13' 10" x 10' 4" (4.22m x 3.15m) Double Bedroom, window to front enjoying countryside views, multiple sockets, oak flooring.



### Bedroom 4

13' 3" x 13' 9" (4.04m x 4.19m) Another Double Bedroom suite with large Double Bedroom space, rear window with views towards the Preseli Mountains, oak flooring, open plan into:



### Dressing Room

8' 8" x 7' 9" (2.64m x 2.36m) with fitted dressing table, Velux rooflight over, oak flooring, 2 x separate walk-in cupboards.



### En-Suite

6' 6" x 8' 7" (1.98m x 2.62m) 1200mm walk-in shower with side glass panel and waterfall head, WC, single wash hand basin on vanity unit, Velux rooflight, fully tiled walls and tiled flooring, heated towel rail.



### Rear Bedroom 5

12' 5" x 13' 11" (3.78m x 4.24m) Double Bedroom, rear window with countryside views towards the Preseli mountains, oak flooring, multiple sockets, TV point.

### Family Bathroom

8' 5" x 11' 5" (2.57m x 3.48m) A quality white Bathroom suite including roll top bath with central taps, combined WC and single wash hand basin vanity unit, 1200mm walk-in shower with side glass panel and waterfall head, tiled flooring and walls, window to front.



## Externally

### To Front

The property is approached from the adjoining county road into a large gravelled forecourt with ample space for 5+ vehicles to park, side footpaths leading to:



### Rear Garden and Patio Areas

With extended rear patios surrounding the dwelling providing access to the Salon and also the family Living Room as well as the Utility space. Enjoying a southerly aspect with extended

Garden laid to lawn and mature planting to borders. Side vegetable patch.







### **Services**

We are advised the property benefits from mains water, electricity and drainage. Oil Central Heating. Solar panels for hot water.

Council Tax Band G.

### **Directions**

From Tanygroes on the A487 travelling south take the B4333 road signposted Beulah, Newcastle Emlyn. At the crossroads proceed along this road for approximately 2 miles entering into the village of Beulah. Proceed through the village and upon exiting the village continue for approximately ½ mile with open fields on both sides until you reach the next cluster of properties and Llys Melyn is the 3rd on the right hand side.

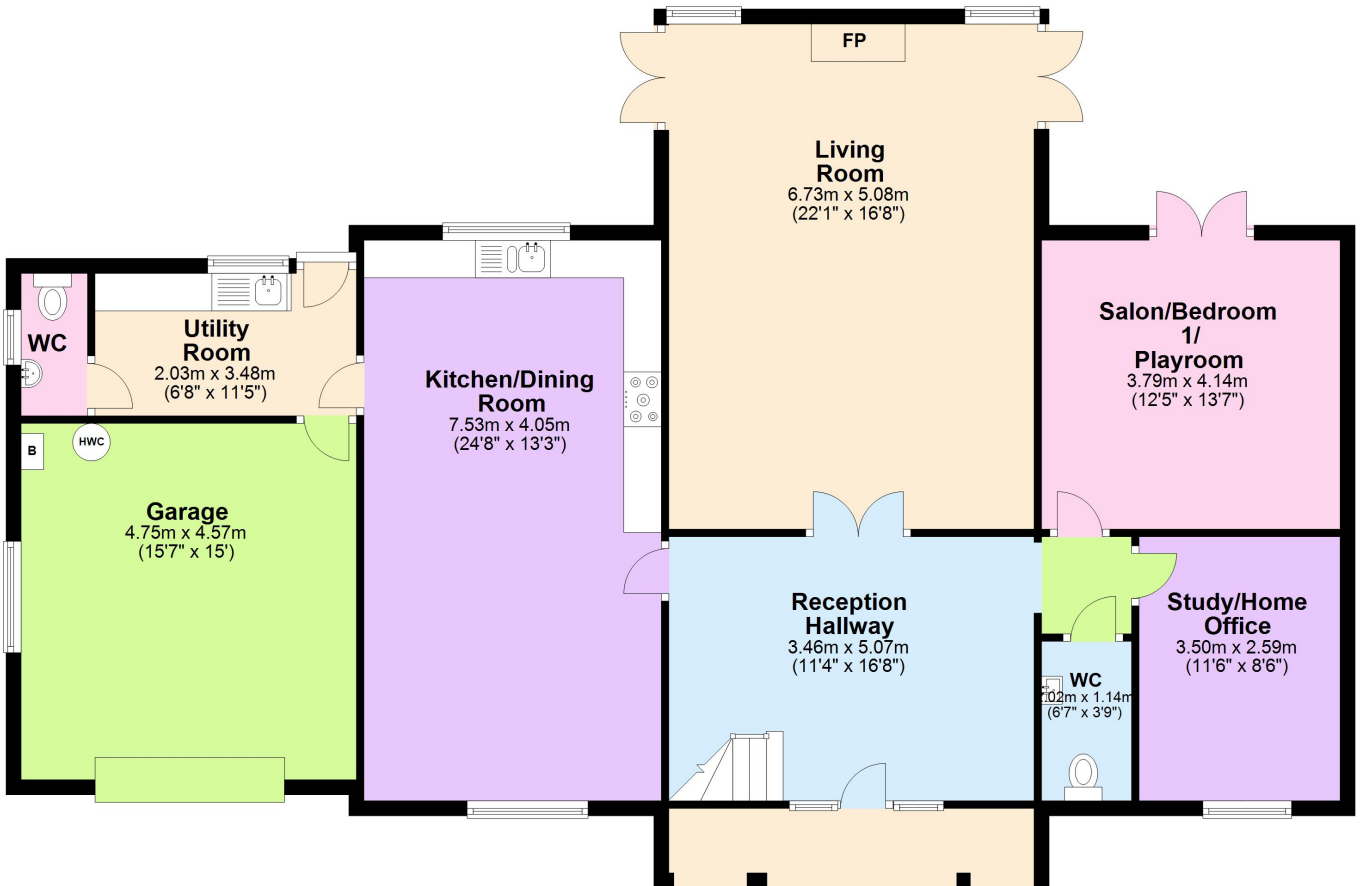
## First Floor

Approx. 134.5 sq. metres (1447.3 sq. feet)



## Ground Floor

Approx. 148.2 sq. metres (1595.7 sq. feet)



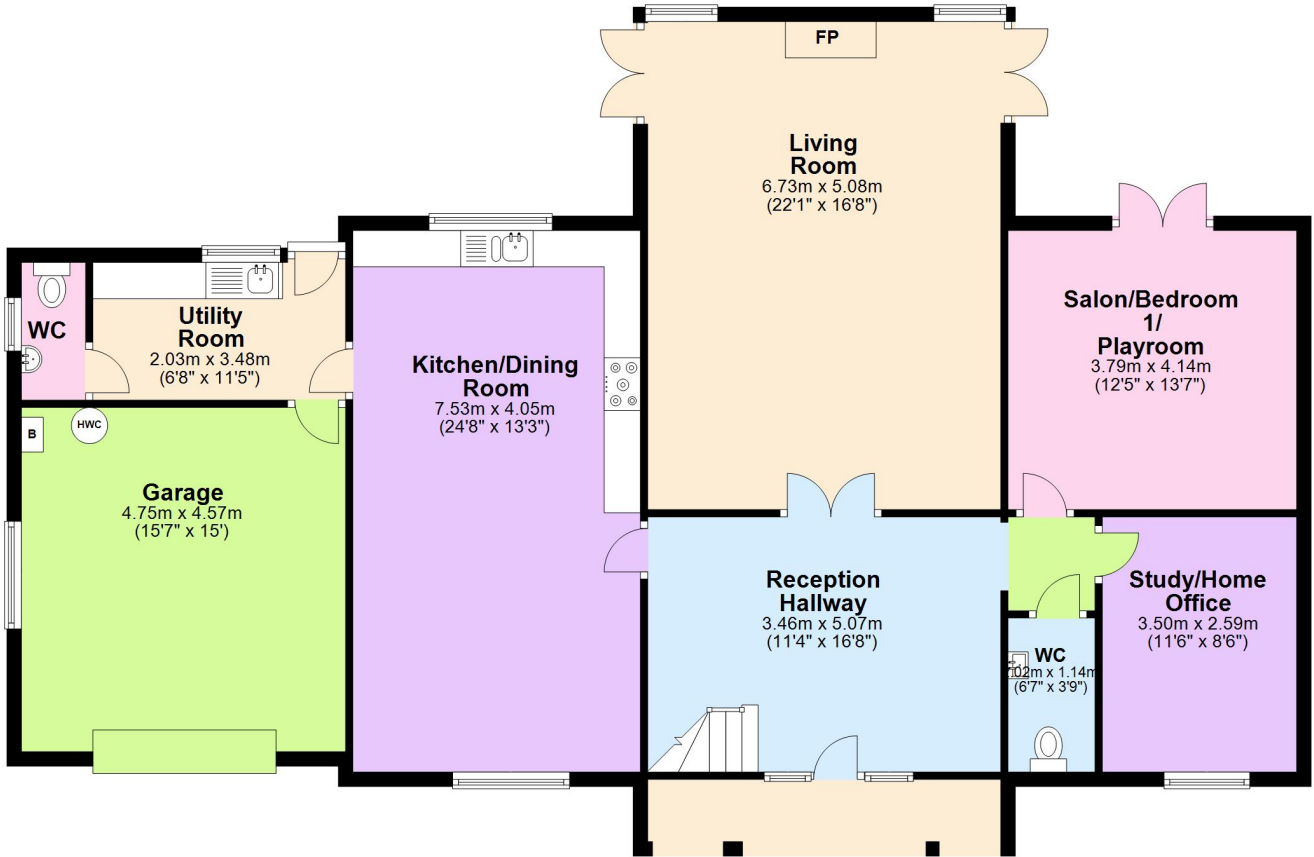
Total area: approx. 282.7 sq. metres (3043.0 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Llys Melyn, Beulah Road, NEWCASTLE EMLYN**

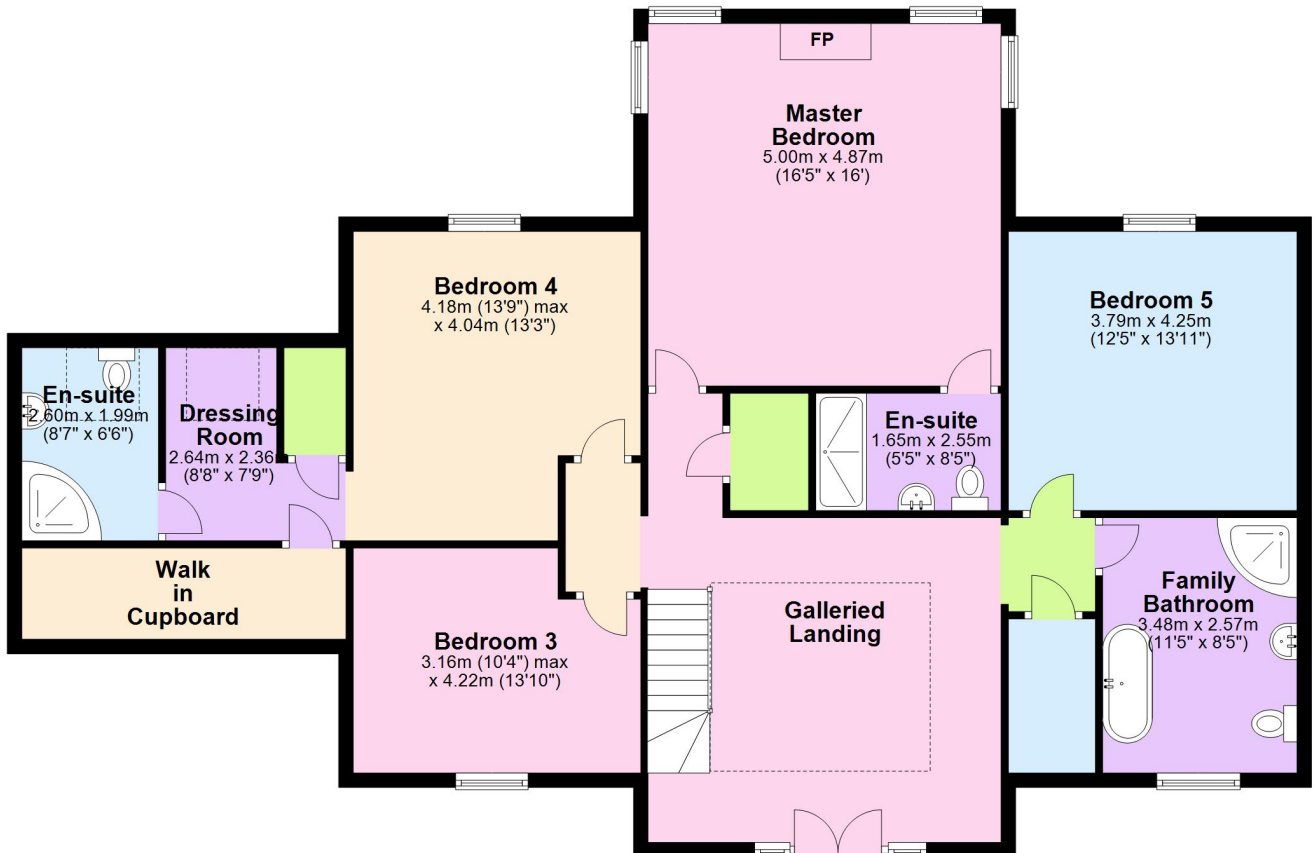
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