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*A deceptively spacious 3 bed detached bungalow located in the popular semi rural village of Beulah,
Near Newcastle Emlyn.*



Trem Y Maes, Beulah, Newcastle Emlyn, Ceredigion. SA38 9QE.

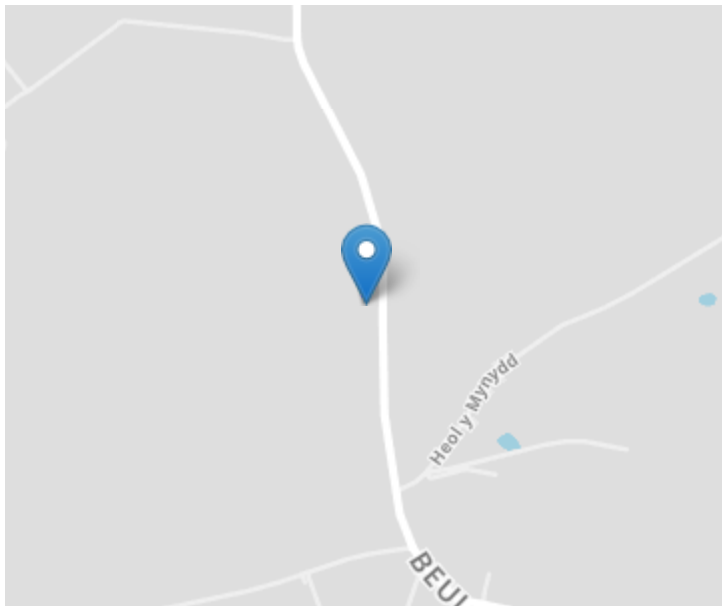
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£310,000

****Deceptively spacious 3 bed detached bungalow**Set in a large low maintenance plot**Located in the popular semi rural village of Beulah Near Newcastle Emlyn**Only a 10 minute drive from the Cardigan Bay Coastline**Single Garage**Lovely countryside views**Oil Fired Central Heating and Double Glazing throughout**Large spacious accommodation**In need of some modernisation****

The property comprises of - Ent Hall, Cloak Room, L Shaped Lounge/Dining Room, Kitchen, Utility Room, Rear Passageway, 3 Double Bedrooms, Shower Room, Bathroom.

The property is situated within the popular village of Beulah, being some 4 miles East of the Cardigan Bay coastline, only a 10 minutes drive from the Market town of Newcastle Emlyn and also the Coastal Resorts of Aberporth, Tresaith and Llangrannog. The larger urban conurbation town of Cardigan is some 20 minutes drive to the South offering a wider range of national retailers, public services, education, health facilities etc.



L Shaped Lounge/Dining Room



THE ACCOMMODATION

Entrance Hall



15' 6" x 6' 7" (4.72m x 2.01m) via hardwood door with glazed side panel, central heating radiator, built in cupboard.

Cloak Room

4' 6" x 6' 0" (1.37m x 1.83m) with central heating radiator. Frosted window to front.



22' 9" x 27' 2" (6.93m x 8.28m) a large room, gas fire with tiled surround, 2 central heating radiators, large double glazed window to front, sliding door to side, fitted cupboard units. Doorway into -

Kitchen

14' 1" x 12' 4" (4.29m x 3.76m) with a range of base and wall cupboard units with Formica working surfaces above, Zanussi electric eye level oven and grill, 4 ring electric hob, 1½ bowl stainless steel sink, integrated fridge and dishwasher, tiled walls, tiled flooring, double glazed window to rear, central heating radiator.



Utility Room

11' 6" x 9' 7" (3.51m x 2.92m) with a range of base cupboard units, 2 double glazed windows to side, Worcester oil fired boiler, central heating radiator, tiled floor, w.c. with low level flush toilet, tiled walls, tiled floor.

Rear Passageway

22' 7" x 3' 5" (6.88m x 1.04m) with built in airing cupboard housing hot water tank.

Front Double Bedroom 1

11' 8" x 14' 9" (3.56m x 4.50m) with double glazed window to front, built in cupboard unit, central heating radiator, wall lights.



Bathroom



5' 6" x 9' 9" (1.68m x 2.97m) with a Pink suite comprising of a corner panelled bath with pedestal wash hand basin, central heating radiator, frosted window to rear.

Shower Room

6' 5" x 7' 6" (1.96m x 2.29m) with enclosed shower unit, low level flush w.c. bidet, pedestal wash hand basin, tiled walls and floors, frosted window to rear.



L Shaped rear Double Bedroom 2

13' 1" x 10' 9" (3.99m x 3.28m) with double glazed window to rear, central heating radiator.



Front Double Bedroom 3

11' 5" x 11' 8" (3.48m x 3.56m) with double glazed window to front, central heating radiator, fitted wardrobes, wall lights.



EXTERNALLY

To the Front

A large tarmac driveway with parking for several vehicles, small area laid to lawn, pathway to both sides.



To the Rear

A large patio area laid to slabs with a lovely country aspect and views over open countryside to the rear. Cedarwood Garden Shed.



Single Garage

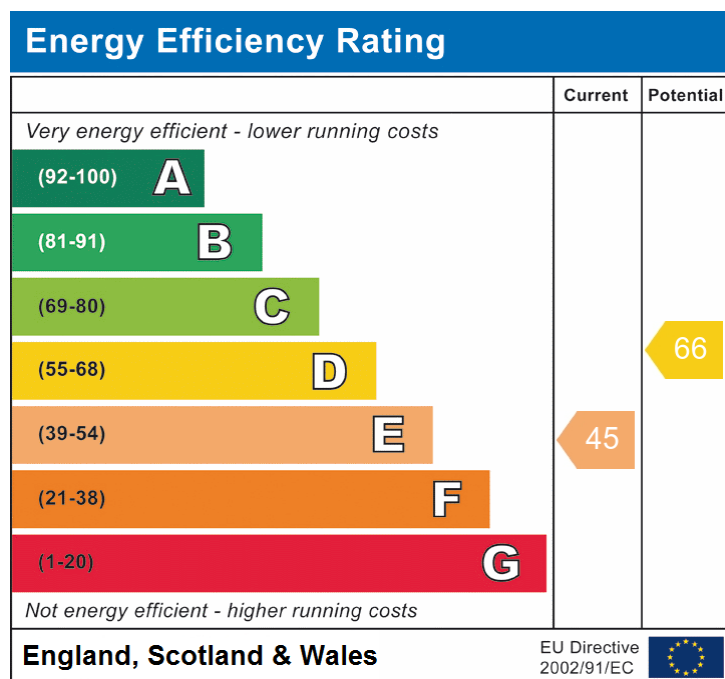
23' 3" x 10' 10" (7.09m x 3.30m) with up and over door to front, concrete flooring, double glazed window to side, exterior door to rear.

TENURE

The property is of Freehold Tenure.

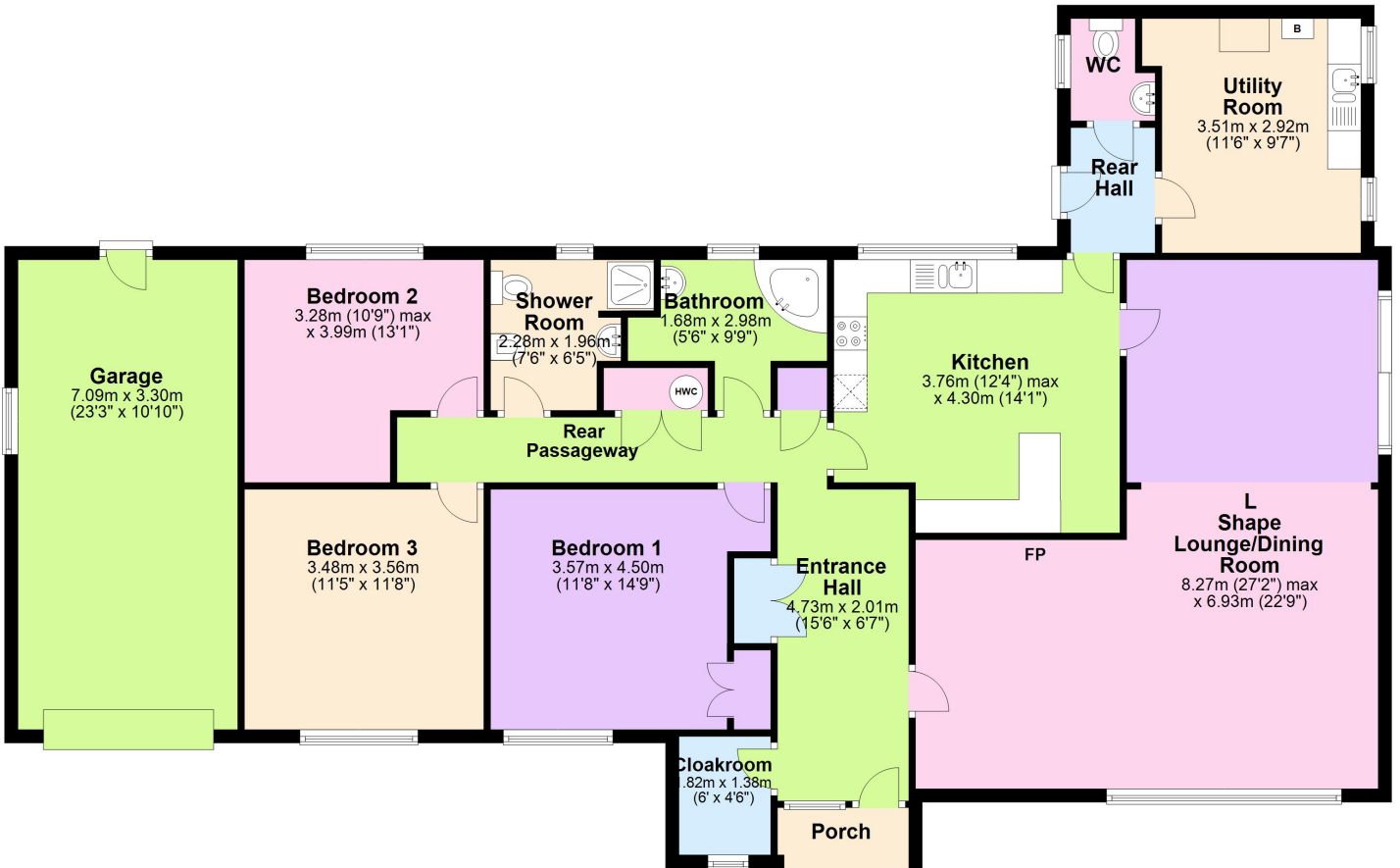
Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.



Ground Floor

Approx. 167.0 sq. metres (1797.9 sq. feet)



Total area: approx. 167.0 sq. metres (1797.9 sq. feet)

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

Trem Y Maes, Beulah, Newcastle Emlyn