

*Spacious 3 Bed Bungalow with countryside views. Betws Ifan - Near Newcastle  
Emlyn/Aberporth.*



**Trem Y Cwm, Betws Ifan, Beulah, Newcastle Emlyn, Ceredigion. SA38 9QL.**

**£315,000**

**Ref R/3886/RD**

**\*\*Spacious 3 Bed Bungalow\*\* Great Countryside Views\*\*Well Maintained and Immaculately Presented\*\*Ample off road parking\*\*Feature Conservatory to rear.\*\*Ideal for 1st time buyers or those seeking to downsize\*\*Popular village location\*\*Recently re-decorated with new kitchen and bathroom\*\*10 minutes drive to Cardigan bay coastline and Newcastle Emlyn\*\***

The property is situated within the quiet rural village of Betws Ifan being conveniently positioned just off the A487 coast road leading from Aberaeron to Cardigan. The village offers an active community hall and places of worship, relying on nearby Brynhoffnant for its primary school, village shop and post office, public houses with the village of Tanygroes also offering petrol station and mini supermarket. The Cardigan Bay coastline at Aberporth and Tresaith are within 10 minutes drive of the property with the larger town of Cardigan being some 20 minutes drive offering secondary school, 6th Form College, Cinema, Community hospital, traditional High Street offerings and employment opportunities.



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## THE ACCOMMODATION

### Entrance Hallway

3' 2" x 20' 0" (0.97m x 6.10m) being L shaped accessed via upvc door with side glass panel, window to front, access to loft.



### Front Bedroom 1

11' 3" x 10' 7" (3.43m x 3.23m) a double bedroom with window to front overlooking garden with distant countryside views, multiple sockets, radiator.



### Bathroom

11' 2" x 6' 8" (3.40m x 2.03m) a fully refurbished bathroom providing a high quality White suite with enclosed tiled shower unit with waterfall head, single wash hand basin and

vanity unit, w.c. radiator, panelled bath, side window, fully tiled flooring, half tiled walls, airing cupboard.



### Lounge

18' 8" x 13' 4" (5.69m x 4.06m) a good sized family living room with feature gas fire with surround, rear window and patio doors to garden, multiple sockets, 2 x radiator, TV point.





### Front Bedroom 2

10' 3" x 7' 6" (3.12m x 2.29m) a double bedroom, window to front, multiple sockets, radiator.



### Front Double Bedroom 3

12' 11" x 11' 4" (3.94m x 3.45m) a double bedroom, window to front, radiator, multiple sockets.



### Kitchen/Dining Room

13' 4" x 18' 3" (4.06m x 5.56m) with modern Oak effect base and wall units with marble effect formica worktop, 1½ sink and drainer with mixer tap, electric cooker (available subject to negotiation) with extractor over, plumbing for washing machine, kitchen island and breakfast bar, multiple sockets, radiator, rear window and door to sun lounge, tiled flooring, tiled splashback, TV point. Connecting door to -



### Utility Room

10' 1" x 5' 5" (3.07m x 1.65m) (Forming part of the previously larger garage) with a range of base units, washing machine connection. Houses the Worcester oil boiler, rear window and door to garden.



### Sun Room

10' 6" x 10' 1" (3.20m x 3.07m) with upvc windows to all sides with side pedestrian door to garden, multiple sockets, electric heater, tiled flooring.



## EXTERNALLY

### To the Front

The property is approached from the adjoining county road via a rising tarmacadamed driveway to an elevated plot with front garden laid to lawn with mature hedgerow to front and access to -



## Single Garage

With electric up and over roller door, power and lighting.

Side footpaths leading through to -

## To the Rear

Rear garden with side patio with ample space for external dining and seating furniture.

Steps leading up to a raised lawn with mature planting to borders and views over the adjoining fields.



## TENURE

The property is of Freehold Tenure.

## 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.

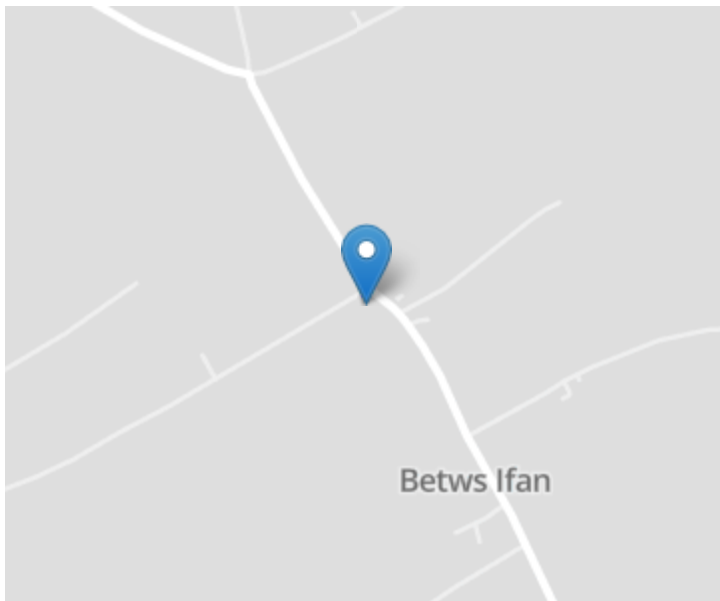
## Services


Mains Water and Electricity. Private Drainage. Oil Fired Central Heating. LPG Gas Fire.

Council Tax Band D.

### Directions

Travelling south-west on the A487 coast road from Aberaron towards Cardigan, drive through the village of Sarnau and you will pass the former Llwynhelyg farm shop on the left hand side, proceed for a further ¼ mile taking the next left hand turning signposted Betws Ifan on the crossroads. Follow this road for some 1½ miles until you get to a crossroads. Carry straight on at the crossroads and proceed down this road for ¼ mile passing the village hall on your left and you will see the property on the right hand side as identified by the agents for sale board



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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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