



August Hill, Newcastle Emlyn, SA38 9QB

Offers in the region of £375,000



CARDIGAN
BAY
PROPERTIES
EST 2021





- 3 bed detached bungalow
- Solar panels, with extended warranty
- Enclosed rear garden with patio & lawns
- Easy driving distance to the coast & beaches
- Less than 10 mins drive to Cardigan Town
- Beautifully presented & deceptively spacious
- Stunning, far reaching countryside views
- Ample off road parking for several vehicles
- Short drive to Newcastle Emlyn
- Energy Rating: C



About The Property

A beautifully presented detached bungalow, with far-reaching countryside views to the front and ample off-road parking, situated within the rural village of Beulah, near Newcastle Emlyn and the west Wales coast of Cardigan Bay. The popular market town of Newcastle Emlyn is only 4.4 miles away and has many pretty, artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 7.9 miles away and the stunning beaches and coastal path are a mere 10-minute drive away.

The property is accessed via a canopied entrance into the spacious hallway, with ample storage (one housing the electricity meter for the solar panels) and an airing cupboard, access to the attic (which we have been advised is partly boarded and houses the inverter for the solar panels) and doors leading to the lounge, kitchen/diner, three bedrooms, and the family bathroom. The lounge benefits from a fireplace (with fittings in place to instal a gas fire if desired - or a wood-burning stove) and stunning country views to the front and side. The open plan kitchen/dining room, with matching fitted wall and base units, electric oven with extractor over, integrated dishwasher and fridge, sink with drainer, and on the dining side with stunning country views to the front. A door leads into the utility room, with fitted units, a sink, an oil boiler which serves the hot water and central heating, a door into the w/c, a door into the integral garage (with up and over door, and power and lighting) and a door out to the side of the property to give access to the rear garden.

Back in the hallway doors lead into the three double bedrooms, with the master benefiting from an en-suite toilet with a wash hand basin. The family bathroom, with a bath, shower, wash hand basin and w/c.

The property is accessed from the main B4333 onto its own tarmac driveway, this has ample parking for several vehicles and leads to the integral garage.

The front garden is a mix of lawns and plants and flowers and looks out over the beautiful countryside views into the Brongest valley. A gated access and path go down the right-hand side to give

access to the rear garden. This is an enclosed space with a garden shed, ample space to sit and enjoy the afternoon and evening sun, and steps leading up to a beautiful garden which has a lawn area with mature shrubs and flower borders offering a lovely place to relax and enjoy. The owner has informed us that

the solar panels were installed in October 2014, and are owned by the property, they have extended the warranty in 2024 for another 10 years.

This is a gorgeous property that would make a lovely family or retirement property and offers the very best of country living with spectacular countryside views. Please book your viewing early to avoid disappointment.

Porch
2'10" x 5'10"

Hallway

20'9" x 14'0" max t shaped

Lounge

19'7" x 13'8"

Kitchen/Diner

23'10" x 13'1"

Utility Room

8'5" x 12'4"

W/C

5'2" x 3'0"

Integral Garage

17'0" x 12'5"

Bedroom 1

13'0" x 9'3"

Bedroom 2 (Master En-Suite)

12'4" x 11'10"

En-Suite

4'4" x 8'10"

Bedroom 3

10'5" x 12'4"

Bathroom

10'7" x 6'11"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk/)

FLOOD RISK: Rivers/Sea -N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

VIEWING INFORMATION: The property is set back off the main B4333 road. The solar



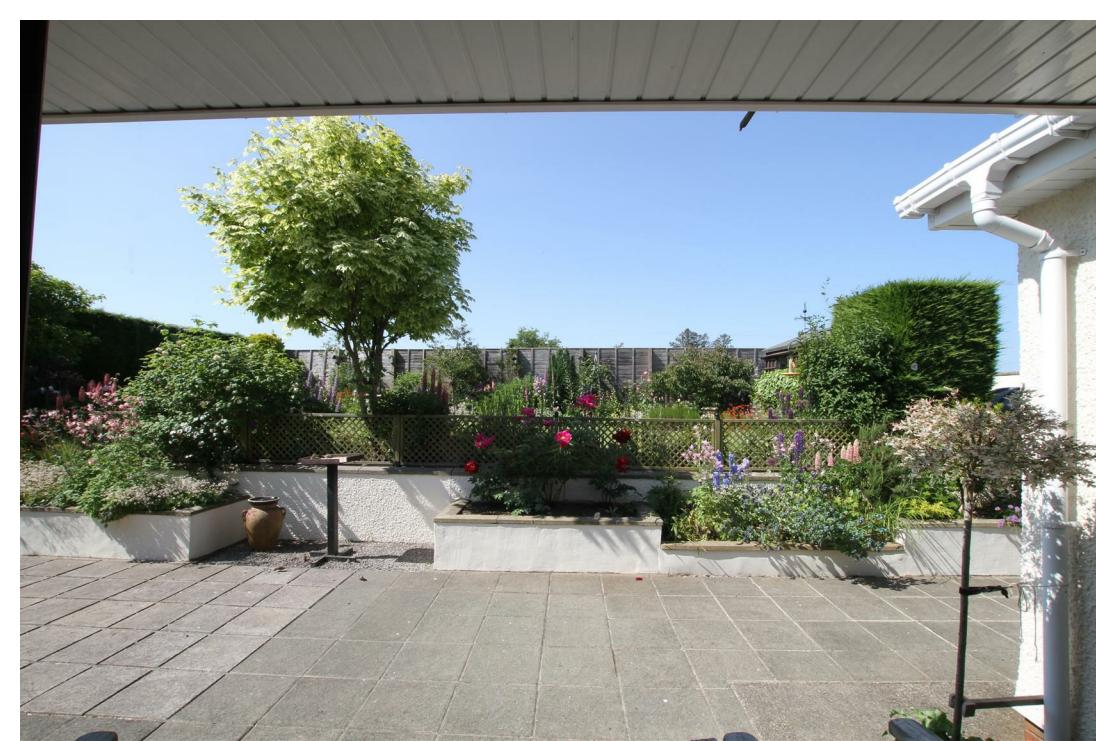


panels were installed in October 2014, and are owned by the property, they have just extended the warranty for another 10 years.

TR/HW/02/23/OKTR















DIRECTIONS:

From Cardigan head northwards along the A478 until you reach the cross roads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on until you reach the village of Beulah. You will find this property in the centre of the village, on the right hand side, opposite the turning to Brongest.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



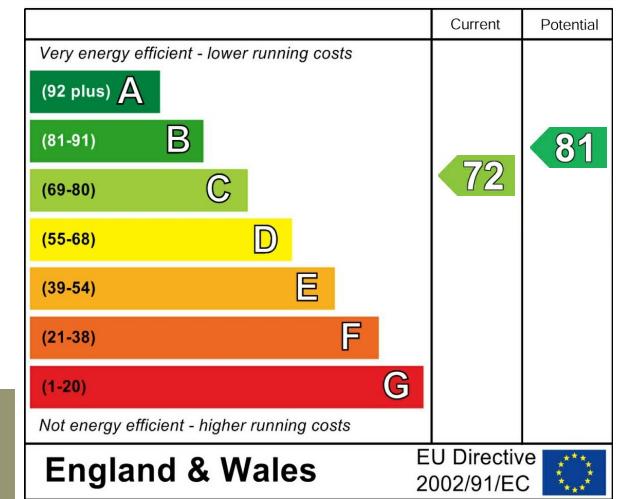


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only.
This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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