



Hirwenydd, Newcastle Emlyn, SA38 9QB

Offers in the region of £335,000



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- Four-bedroom detached home in Beulah
- Lounge with feature fireplace and oak flooring
- Two further double bedrooms and a single upstairs
- Gated gravel driveway with parking for four cars
- Well-maintained gardens with lawn, decking, and storage space
- Spacious kitchen/diner with oak worktops and Belfast sink
- Ground floor double bedroom with en-suite
- Family bathroom with roll-top bath
- Detached garage/workshop
- EPC rating : D

About The Property

This thoughtfully modernised four-bedroom detached house in Beulah offers a spacious kitchen/diner, a feature fireplace in the lounge, and a gated driveway with ample parking.

This four-bedroom detached home in Beulah combines traditional charm with modern updates, offering a comfortable and well-laid-out space. A gated gravel driveway leads to a detached garage/workshop, with ample parking for four cars. Established gardens with a mix of lawn, decking, and planting provide a pleasant outdoor setting.

Entering through the side door, the kitchen/diner is a well-appointed space with oak worktops, a Belfast sink, and an American-style fridge freezer. A range oven with a gas hob and electric oven complements the traditional yet functional style. The utility room is conveniently positioned with space and plumbing for a washing machine and tumble dryer, along with additional storage.

The lounge features a feature fireplace with a wooden mantel, oak flooring, and dual-aspect windows, creating a comfortable focal point. A hallway leads to the staircase, the part-glazed front door, and a ground-floor double bedroom. This bedroom includes a built-in corner wardrobe with cedar shelving and access to an en-suite with a corner electric shower, WC, and wash hand basin.

Upstairs, the landing benefits from under-eaves storage. There are two further double bedrooms, a single bedroom, and a family bathroom with a roll-top bath, Velux window, WC, and sink.



Continued
The outdoor space is well thought out, you enter onto the gravelled driveway which is gated, there is a detached garage/workshop a lawn area with a range of flowers and shrubs around the borders, there is a decked area and a further enclosed area provides additional storage and a garden shed, to the front is also a lawn area and further shrubs and flowers and a pathway leading you to the front door.

A beautifully presented, welcoming home in a much sought-after village location.

Kitchen/Diner
18'9" x 17'11"

Utility Room
7'5" x 6'2"

Lounge
17'10" x 9'11"

Inner Hallway
10'4" x 2'10"

Bedroom 1
18'0" x 10'0"

En-Suite
7'6" x 6'3"

Landing
17'5" x 6'3"

Bedroom 2
15'5" x 11'3"

Family Bathroom
11'2" x 5'5"

Bedroom 3
15'10" x 11'4"

Bedroom 4 / Office
10'4" x 6'9"

Garage area
16'9" x 14'11"

Workshop area
14'11" x 7'6"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT
OWNER(S) THAT THIS PROPERTY BENEFITS
FROM THE FOLLOWING:

COUNCIL TAX BAND: D - CeredigionCounty
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage
Parking

PROPERTY CONSTRUCTION: Traditional
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water
and central heating

BROADBAND: Connected - TYPE -
Standard *** up to 70 Mbps Download, ***
Copper - PLEASE CHECK COVERAGE FOR
THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL:
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)

BUILDING SAFETY - The seller has advised
that there are none that they are aware
of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has
advised that there are none that they are
aware of.

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

COASTAL EROSION RISK: None in this
location

PLANNING PERMISSIONS: The seller has
advised that there are no applications in
the immediate area that they are aware





of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website
<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here –

<https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

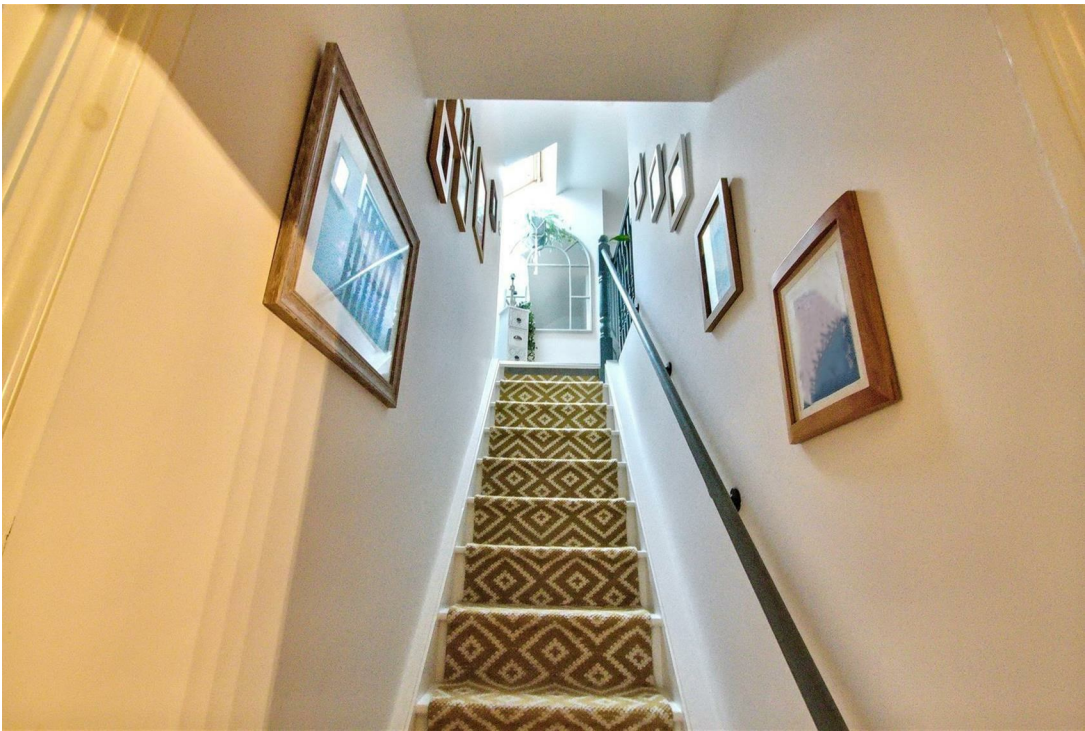
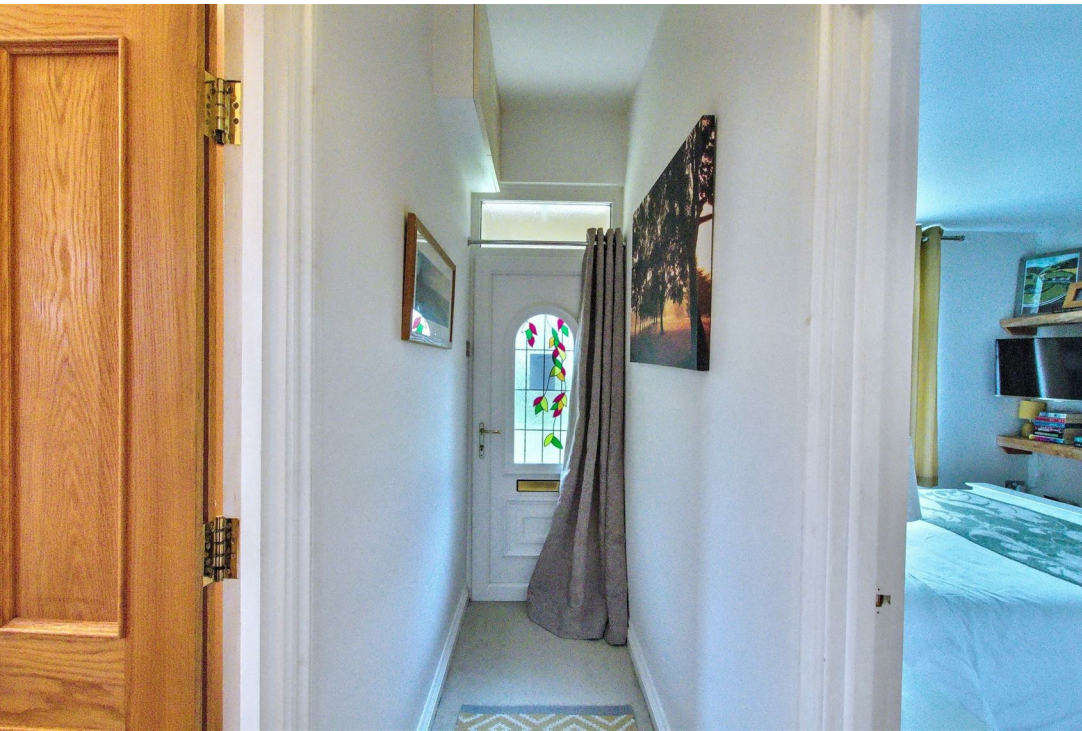
VIEWINGS: By appointment only

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

TR/TR/02/25/OK/TR













DIRECTIONS:

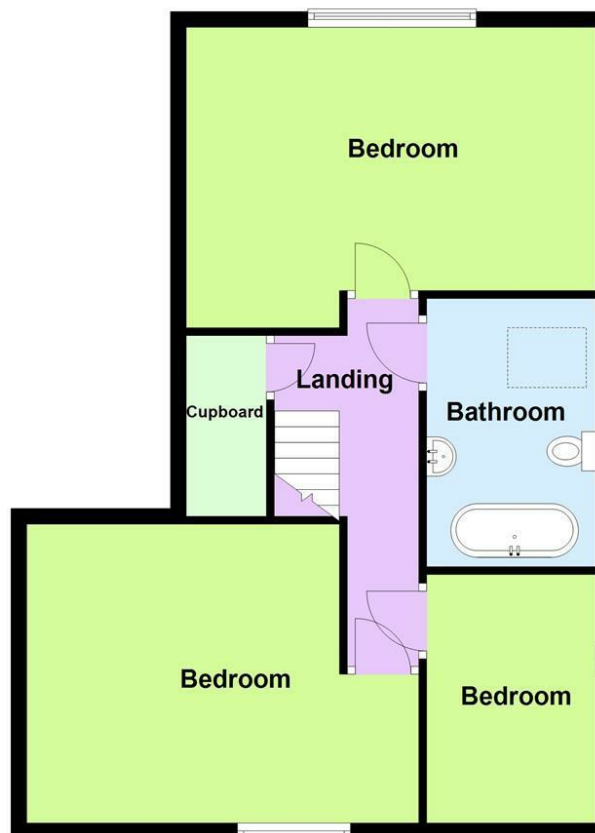
From Cardigan head northwards along the A478 until you reach the crossroads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on until you reach the village of Beulah. In the centre of the village turn right signposted for Neyadd Cross, and continue down the road, before passing the old primary school, it is on the right side denoted by our for sale board.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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