

CARDIGAN
BAY
PROPERTIES
EST 2021

Trem Y Wawr, Beulah, Newcastle Emlyn, SA38 9QB

Offers in the region of £350,000

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- Deceptively Spacious Three Bedroom Detached Bungalow - No onward chain
- Popular Rural Village Of Beulah
- Scope For Modernisation & Personalisation
- Front & Rear Gardens With Landscaping Potential
- Convenient For Aberporth, Tresaith, Newcastle Emlyn & Cardigan
- Stunning Far-Reaching Countryside Views
- Generous Living Room & Separate Dining Room
- Integral Garage & Ample Off-Road Parking
- Oil-Fired Central Heating & Useful Storage Shed
- Energy Rating: E



About The Property

Looking for a deceptively spacious bungalow with far-reaching countryside views, generous parking and plenty of scope to add a personal touch? This three-bedroom detached home in Beulah offers generous accommodation, an integral garage and manageable gardens, with the Cardigan Bay coast, Newcastle Emlyn and Cardigan all within easy reach.

Set in the popular rural village of Beulah, this deceptively spacious three-bedroom detached bungalow enjoys stunning far-reaching countryside views to the front, together with an integral garage, ample off-road parking and gardens to both the front and rear.

The property would benefit from some modernisation and updating in places, providing an excellent opportunity for the next owners to gradually put their own stamp on the accommodation. The rooms are generously proportioned throughout and, with three bedrooms, separate living and dining spaces and useful ancillary areas, there is plenty of flexibility to work with.

A tarmac driveway provides ample off-road parking and leads to the integral garage. Alongside the driveway is an ornamental front garden, while the position of the bungalow allows the outlook to stretch across the surrounding West Wales countryside.

The front door opens into a central hallway which connects the principal rooms of the bungalow.

The living room is a particularly generous reception space, with plenty of room for a range of sofas and freestanding furniture. The windows bring in good natural light and allow the countryside setting to form part of the room.

Across the hallway is the kitchen, fitted with a range of wall and base units, work surfaces and space for appliances. The room offers a practical existing layout while also providing scope for someone looking to update the kitchen to their own style in the future.

Details Continued:
A separate dining room gives the bungalow another useful reception area, with ample space for a dining table and chairs. Depending on individual requirements, this room could equally work well as an additional sitting room, study or hobby room.

There are three well-proportioned double bedrooms, one with built-in storage. Their positioning away from the principal living areas gives this part of the bungalow a nicely defined feel.

The family bathroom is fitted with a bath, WC and wash hand basin.

A separate utility room adds valuable additional workspace and storage away from the kitchen, with access continuing through to the rear porch. From here there are connections to the rear garden and integral garage, together with a separate WC, making this a particularly practical everyday entrance for gardening, muddy boots and outdoor activities.

The integral garage provides secure parking or valuable storage and workshop space, while internal access adds to its practicality. Together with the tarmac driveway, there is ample off-road parking for several vehicles.

Externally:
Outside, the ornamental front garden complements the countryside outlook and creates an attractive approach to the bungalow.

To the rear, the garden is arranged with a patio area and a raised lawn beyond. At present the garden provides something of

a blank canvas, leaving plenty of opportunity for new owners to introduce their own landscaping, planting, borders or seating areas over time. A useful detached storage shed provides additional room for garden equipment and tools.

The property benefits from oil-fired central heating.

For those looking for single-storey accommodation with generous room sizes, parking and a garage, while still having the opportunity to modernise and personalise a home over time, this bungalow has plenty to offer. Its position in Beulah also provides an appealing balance between countryside surroundings, access to the coast and proximity to nearby market towns.

INFORMATION ABOUT THE AREA:
Beulah is a rural village in Ceredigion, conveniently positioned between the market town of Newcastle Emlyn and the Cardigan Bay coast at Aberporth. The surrounding countryside is characterised by rolling farmland and smaller villages and hamlets, giving the area a distinctly rural feel while remaining well connected to everyday amenities.

The coastal village of Aberporth is within easy reach and is well known for its two sandy beaches, village facilities and access to the Ceredigion Coast Path. From Aberporth, a particularly popular stretch of coastal path runs towards neighbouring Tresaith, passing smaller coves along the way. Tresaith itself has a sandy beach, village pub and shop and is well known for its waterfall which drops from the cliffs beside the beach.

Inland, Cenarth is another nearby village, known for the River Teifi and Cenarth Falls, while Newcastle Emlyn provides a wider selection of shops, services and amenities. Newcastle Emlyn is an established market town serving the surrounding rural communities of the Teifi Valley, with a mixture of independent shops and everyday services.

The market town of Cardigan is also readily accessible, making Beulah a particularly useful base for those wanting to enjoy the countryside and coast while keeping a choice of towns and amenities within comfortable travelling distance.

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.

Hallway
39'0" x 6'7" max

Living Room
18'11" x 12'4"

Kitchen
14'6" x 12'4"

Dining Room
10'5" x 12'4"

Utility Room
7'11" x 10'1"

Rear porch
5'0" x 10'2" max

WC
3'7" x 6'7"

Integral Garage
17'5" x 11'5"

Bathroom
9'1" x 8'1"

Bedroom 1
10'10" x 13'5"

Bedroom 2
13'5" x 13'5"

Bedroom 3
11'6" x 11'10"

Store Shed
10'8" x 8'10"

IMPORTANT MATERIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS









PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Brick/Block
SEWERAGE: Private Drainage / Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating servicing the hot water and central heating, there is also an lpg bottled gas fire in the lounge.
BROADBAND: Not Connected - TYPE - Superfast / Standard available in area- up to 80 Mbps Download, up to 20 Mbps upload - FTTP, FTTC, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home 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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: 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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties - Located set back from the B4333. In need of some updating and modernising in places. Drive is a sloping.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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.

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.

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£2.69
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DIRECTIONS:

What3Words: ///discusses.sublime.hacking From Cardigan head north along the A487 until you reach the Gogerddan cross roads. Turn right here and head for Newcastle Emlyn. Enter the village of Beulah, go past the garage on your right and just after the bus stop on your left you will see a turning, also on your left, this property is directly opposite that turning.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Coral on 01239 562 500 or coral@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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