

CARDIGAN
BAY
PROPERTIES
EST 2021

Oak House, Beulah, Newcastle Emlyn, SA38 9QB

Offers in the region of £550,000

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- Detached four-bedroom family home
- Open-plan kitchen, dining room and sunroom
- Underfloor heating throughout the ground floor
- Landscaped gardens with pond and decked seating area
- Around 10 minutes from the Cardigan Bay coast
- Distant sea views from first floor bedrooms
- Integrated double garage and sweeping driveway
- Stylish kitchen with island and premium appliance
- Village setting in Beulah near Newcastle Emlyn
- EPC Rating : C



About The Property

Looking for a spacious family home with countryside surroundings, distant sea views and easy access to Cardigan Bay? This beautifully presented four-bedroom property in Beulah combines contemporary styling, generous living space and landscaped gardens, all within easy reach of Newcastle Emlyn, Cardigan and the West Wales coastline.

Situated within the rural village of Beulah, this beautifully presented detached home offers a well-balanced mix of modern family living, practical design and attractive outdoor space. Positioned between the market towns of Newcastle Emlyn and Cardigan, the property enjoys easy access to the Cardigan Bay coastline and many of the beaches, coves and coastal walks that make this part of West Wales so popular.

Newcastle Emlyn is around 4.4 miles away and offers a good range of independent shops, cafes, restaurants, supermarkets and schooling for all ages, while Cardigan sits approximately 7.9 miles from the property with its traditional high street, theatre, riverside setting and wider range of amenities. The coastline is also within easy reach, making this an appealing location for those wanting both countryside surroundings and coastal access.

The approach to the property immediately creates a strong first impression, with a sweeping driveway leading through double gates towards the house and integrated double garage. Mature planting, lawns and established shrubs soften the exterior and give the property an attractive, well-maintained appearance.

The accommodation has been thoughtfully designed for modern family life, with the ground floor flowing naturally between the main living spaces. The welcoming entrance hall provides access to the lounge, staircase to the first floor and continues through to the open-plan kitchen and dining area, which forms the heart of the home.

Continued;
The kitchen has been finished to a very good standard with a contemporary style that complements the overall feel of the property. A central island with oak worktop creates both a practical workspace and casual seating area, while Saile Stone worktops continue throughout the remaining kitchen surfaces. Storage has clearly been prioritised, with a range of fitted wall and base units, built-in larders and additional accessible storage spaces helping to keep the room functional as well as stylish.

Integrated appliances include a built-in microwave, plate warmer, eye-level cooker, double oven with grill, dishwasher and wine cooler, alongside a six-ring electric hob. There is also space for a fridge freezer and the kitchen is finished with double Franke sinks adding another practical touch.

lowing directly from the kitchen and dining area is the impressive sunroom. Featuring a vaulted ceiling and extensive glazing, this room makes the most of the surrounding outlook and creates a bright additional reception space suited to dining, relaxing or entertaining. French doors open onto the patio, creating a natural connection between the indoor and outdoor spaces.

Underfloor heating runs throughout the ground floor, adding comfort and helping maintain a clean, uncluttered finish across the living spaces.

The lounge is another standout room within the property, offering generous proportions and a cosy atmosphere. Two sets of double doors connect the room back into the main house, while bi-fold doors open directly onto the rear patio area. A log burner set on a slate hearth with oak beam above provides a focal point and adds character to the room. The lounge is currently carpeted, with wooden flooring beneath.

The ground floor also benefits from a separate W/C and a useful utility room accessed from the kitchen. This room includes a sink and drainer alongside space and plumbing for both a washing machine and tumble dryer. A further door leads directly into the integrated double garage, adding convenience for day-to-day living and secure parking.

The first-floor landing is particularly spacious and features windows overlooking the surrounding countryside. The area lends itself well to use as a reading corner, study area or home office space.

Positioned at the rear of the property, the main bedroom takes full advantage of the distant sea views towards Cardigan Bay. French doors open onto a Juliet balcony with glazed panels, allowing the outlook to become part of the room itself. Built-in wardrobes provide practical storage, while the en-suite bathroom has been fitted with a bath, separate shower, bidet, sink and space for a mirrored vanity unit. Luxury vinyl tiled flooring and modern wall panelling complete the room.

Bedroom two also enjoys distant sea views and benefits from French doors opening onto another Juliet balcony. Double built-in wardrobes provide excellent storage and the room offers generous proportions.

Bedrooms three and four are both located at the front of the property. Each room has some restricted head height to one side, adding character to the upstairs accommodation. Bedroom three benefits from a walk-in wardrobe, while bedroom four includes a built-in cupboard and access to under-eaves storage.

The family shower room has been stylishly fitted with a double shower, W/C, vanity sink unit with storage below and a heated Bluetooth vanity mirror. Luxury vinyl tiled flooring continues the contemporary finish seen elsewhere throughout the property.

Externally;
Externally, the gardens have clearly been carefully planned and maintained. The rear garden provides a lovely setting for outdoor living, with lawns, mature shrubs, trees and planted borders creating colour and interest throughout the seasons. A pond adds another attractive feature and helps give the garden a calm, established feel.

The enclosed patio area provides a sheltered seating space ideal for outdoor dining, while the decked area offers additional room for seating and entertaining during the warmer months. A garden shed provides useful storage for tools and equipment without detracting from the overall appearance of the outside space.

Altogether, this is a very well-rounded home combining modern comforts, practical family accommodation and attractive surroundings in a sought-after part of West Wales. With countryside views, distant glimpses towards Cardigan Bay and convenient access to both market towns and the coast, the property offers a lifestyle that will appeal to a wide range of buyers.

Viewing is highly recommended to appreciate the standard of finish, setting and space on offer.

Hallway
18'9" x 9'11" (max)

Kitchen/Dining Room
25'6" x 21'2" (max)

WC
5'9" x 5'9"

Sun Room
23'10" x 11'10" (max)

Utility
10'0" x 8'2"

Lounge
25'7" x 17'3"

Landing
18'8" x 9'1"

Shower Room
8'3" x 6'5"

Bedroom 1
18'9" x 11'11" (max)

En-suite
9'3" x 7'8"

Bedroom 2
12'6" x 12'1"

Bedroom 3
11'3" x 14'1"

Bedroom 4
12'6" x 11'0"









Double Garage
18'4" x 18'4"

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

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Log Burner

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected / Standard / FTTC, - 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)

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

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

COUNCIL TAX BAND: F - Ceredigion County 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 66 Mbps Download, up to 20 Mbps upload *** FTTC- 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 no issues 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. 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.

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/02/24/OKTR






























Dove



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, passing the old primary school and a row of bungalows and houses, and it is on the right.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	74	
(55-68) D		
(39-54) E		
(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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