CARDIGAN
BAY
PROPERTIES
EST 2021

Wionfa, Newcastle Emlyn, SA38 9QE

Offers in the region of £375,000

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- Detached house under 10 years old in a rural village setting
- Open-plan lounge and dining area with wood-burning stove
- Underfloor heating to ground floor via air source heat pump
- Attached garage with power and lighting
- Easy access to Cardigan, Newcastle Emlyn and Cardigan Bay
- 4/5 bedrooms with flexible living arrangements
- Modern kitchen with walk-in pantry and Belfast sinks
- Two reception spaces and multiple bath/shower rooms
- Ample off-road parking and enclosed gardens
- Energy Rating: D

About The Property

Looking for a modern, deceptively spacious family home with flexible five-bedroom accommodation, strong energy credentials and easy access to both countryside and coast? This beautifully presented detached property in Beulah offers generous living space, thoughtful design throughout and excellent links to Cardigan Bay and the wider West Wales area.

This detached house is under 10 years old and offers a surprising amount of space, well-balanced accommodation and the flexibility to suit family living or multi-generational arrangements if required. Set within the rural village of Beulah, the property combines a practical layout with modern finishes and efficient heating systems, while remaining within easy driving distance of Cardigan, Newcastle Emlyn and the coastline of Cardigan Bay.

The property is approached off a main B road onto a gravelled driveway providing ample off-road parking for several vehicles. The driveway continues down the side of the house to the attached single garage, which benefits from power and lighting. A concrete path and ramp lead to the composite front door, creating level access into the house.

The entrance opens into a striking hallway with a vaulted ceiling and tiled flooring, setting the tone for the space and light found throughout the property. Stairs rise to the first floor with useful storage beneath, and doors lead off to the main ground floor rooms.

To the front of the house is a versatile room currently used as a home office but equally suited as a bedroom. The main living space is an open-plan lounge and dining area, finished with tiled flooring and centred around a wood-burning stove set on a slate hearth. Double patio doors open directly onto the rear garden, creating a natural link between inside and out.

Details Continued...
The kitchen sits just off the dining area and is fitted with matching base units, slate window sills and generous work surfaces. A standout feature is the pair of Belfast sinks, complemented by space for a five-ring gas cooker and a walk-in pantry providing excellent storage. This is a practical, well-designed space that works well for everyday use as well as entertaining.

From the dining area, a door leads into a rear hall with access to the side of the property, the ground floor WC and a separate utility room. The utility is particularly well appointed, featuring a second Belfast-style sink, plumbing for a washing machine, and a substantial storage cupboard housing the underfloor heating manifolds and hot water cylinder. A further door opens out to the side garden.

Beyond this, an additional hall leads into the rear sitting room. This generous space works well as a second reception room, playroom or overflow living area, with double patio doors opening onto the side and rear garden. A ground floor shower room sits off this room, fitted with a walk-in shower, WC and vanity unit. Stairs rise from the sitting room to a first-floor room above.

The first floor of the main house comprises three double bedrooms, all fitted with built-in wardrobes with mirrored sliding doors. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a newly installed family bathroom.

The additional first-floor room, accessed from the rear sitting room staircase, provides a generous open-plan space ideal as a further bedroom. There is also room for

seating if desired, making it a flexible area for guests or extended family. Velux windows provide lovely countryside views across the surrounding landscape.

Throughout the property there are thoughtful design touches, including slate window sills, shutters to many of the main house windows, and underfloor heating to the ground floor powered by an air source heat pump, contributing to comfortable and efficient day-to-day living.

Externally:
Externally, the gardens lie to the rear and side of the property. A pathway leads past the garage, through a gate to the rear garden, which wraps around one side of the house. This space is enclosed by a combination of walling, fencing and mature hedging, offering privacy and security. Raised beds line the borders, and a small patio area provides space for seating and outdoor use.

This is a well-designed and flexible home that suits modern family life, with the added benefit of adaptable space that could support multi-generational living if needed, all within a well-connected West Wales location close to both countryside and coast.

This is a smart, adaptable home that offers space, efficiency and a strong location. Viewing is highly recommended to appreciate the layout, flexibility and overall feel of the property.

INFORMATION ABOUT THE AREA:
Beulah is a small rural village set within rolling countryside in West Wales, offering a strong sense of community while remaining well connected. The property sits within easy driving distance of the market towns of Cardigan and Newcastle Emlyn, both providing a good range of shops, schools and everyday amenities. The sandy beaches and coastal paths of Cardigan Bay are also less than ten minutes away by car, making this a practical base for those wanting countryside surroundings with straightforward access to the coast.

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.

Hall
6'0" x 12'0"

Office / bedroom 5
12'0" x 7'11"

Lounge/Diner
11'8" x 23'3" max

Kitchen
13'3" x 8'4" max

Rear Hall
7'3" x 6'5" max

WC
5'8" x 2'10"

Utility Room
8'8" x 6'5"

Inner Hall
2'11" x 7'10"

Sitting Room
23'6" x 9'8"

Shower Room
3'10" x 9'9"

Loft bedroom 4
22'10" x 14'6"

Main House Landing
6'6" x 6'1" max

Bedroom 1
16'2" x 8'4" plus wardrobe

En-suite Shower Room
7'3" x 8'3" max

Bedroom 2
12'10" x 7'11" max

Bedroom 3
10'7" x 7'11" max

Bathroom
7'2" x 6'0"

Attached Garage
19'3" x 9'9" approx

IMPORTANT ESSENTIAL 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: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Air Source Heating
BROADBAND: Not Connected (owner has dongle wi-fi) but line does run to the property and superfast is available in the area. TYPE - Superfast / Standard ***- up to 81 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: 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 they are aware of, other than the rights to maintain your fences/hedges.
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 the property has ground floor bedroom ability and also a ground floor wet room.
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. Property is situated on the side of the B4333 main road. There is one year left on the NHBC certificate. Boundary wall on left hand side as you look at it from the road is shared responsibility between this house and its neighbour. The owner has informed us that there is already a lintel in place in the wall between the attached garage and the sitting room ready should anyone wish to knock through to the garage to create another ground floor bedroom (stpp), the owner has the plans showing this and will be happy to pass this information on to new owners if needed. Further up the road to this home, is Dl Evans Cyf (dievanscyf.co.uk), a family run business; the owner has informed us that this has not impacted their home in any way. This is predominantly a waste transfer station, skip hire, and private drainage maintenance and servicing company. This is not a public drop-in site.

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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STRAWBERRIES
& CREAM
Tea
Coffee
Sugar
Bread
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PROPERTIES

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OUR HAPPY PLACE
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DIRECTIONS:

Head north out of Cardigan along the A487 until you reach the Gogerddan Cross Roads, just before Tanygroes. Turn right here heading to Newcastle Emlyn. As you enter the village of Beulah you will see this property on the left hand side, 5th in from the start of the village.

Contact Helen on 01239 562 500 or helen@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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