

#### GENERAL INFORMATION

VIEWING: By appointment only.  
TENURE: We are advised freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band C Ceredigion  
DRAINAGE: We are advised by the vendor the property has private drainage

#### AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

GGR/FHR/10/20/OK/FHR/11/20

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF  
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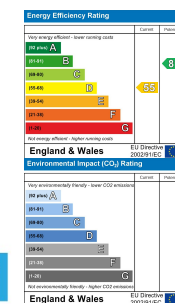


### Glasfryn Betws Ifan, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QL

- Semi-Detached House
- Rural Village Location
- Lawned Rear Garden
- Raised Patio Area
- Approximately 4 Miles to the Coast
- 3/4 Bedrooms & 2 Bathrooms
- Off-Road Parking
- Well-Presented
- Ideal Family Home
- EPC Rating: D

**Offers In Excess Of £230,000**

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**The Agent that goes the Extra Mile**





\*\*\*VIRTUAL VIEWING AVAILABLE\*\*\* \*\*IDEAL FAMILY HOME\*\*\*

Situated within the rural village of Betws Ifan, approximately 4 miles to the coast and 6 miles to the quaint market town of Newcastle Emlyn, with bus stop approximately 10 yards for the property servicing local schools, this property would make an ideal family home. The well-presented yet homely accommodation benefits from off-road parking, enclosed rear garden with beautiful countryside views, oil central heating and briefly comprises; on the ground floor, porch, hallway, fitted kitchen/dining room with a range of modern matching wall and base units and exposed stone walls and inglenook, lounge, bedroom 4/office, inner hallway, w/c and family bathroom with separate bath and walk in shower, and fitted stores and utility room. On the first floor, there is a shower room and three bedrooms, one of which benefits from fitted wardrobes and beautiful countryside views to the rear.

Externally, to the front of the property there is gravelled area, offering off-road parking for approximately 3 vehicles. To the side a gated path leads to the rear garden. To the front of the garden there is a gravelled area and steps to a raised decking which then opens up to a lawned garden with raised flower beds to the side. To the left of the garden there is a raised patio seating area, offering a perfect place to sit and relax and to enjoy the views or for outside dining.

Betws Ifan is a rural village with the village hall and bakery being the heart of the community. Newcastle Emlyn Town is approximately 6.1 miles and Cardigan Town is approximately 8.7 with access to all local amenities. Straddling the two counties of Ceredigion and Carmarthenshire, the town offers residents and tourists a range of amenities include a Castle, supermarkets, restaurants and coffee shops, banks, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops. Situated 16.7 miles North West of the town of Carmarthen (which gives direct access via the A48 on to the M4 motorway), the town is within easy reach of many local areas and attractions including the beautiful West Wales coastline, which is with easy driving distance and provides a choice of beaches and interesting coastal path walks etc.



**Porch**

6'08 x 3'10 (2.03m x 1.17m)

**Hallway**

5'02 x 2'10 (1.57m x 0.86m)

**Kitchen/Dining Room**

16'03 x 14'06 (maximum) (4.95m x 4.42m (maximum))

**Lounge**

10'01 x 13'00 (3.07m x 3.96m)

**Bedroom 4/Office**

42'7"36'1" x 19'8"9'10" (13'11 x 6'03)

**Inner Hallway**

**W/C**

3,03 x 4'07 (0.91m,0.91m x 1.40m)

**Bathroom**

10'09 x 7'02 (3.28m x 2.18m)

**Landing**

6'10 x 6'10 (maximum) (2.08m x 2.08m (maximum))

**Bedroom 1**

12'07 x 10'02 (3.84m x 3.10m)

**Shower Room**

8'11 x 4'05 (2.72m x 1.35m)

**Bedroom 2**

9'09 x 15'07 (maximum) (2.97m x 4.75m (maximum))

**Bedroom 3**

32'9"22'11" x 42'7"19'8" (10'07 x 13'06)



**DIRECTIONS**

From Cardigan head north on A487 until you reach the Gogerddan cross roads. Turn right at the cross roads for Newcastle Emlyn, and take the first left for Betws Ifan. On entering Betws Ifan the property is located on the right hand side, just before the cross roads, and denoted by our For Sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.