



Bro Mebyd, Beulah Road, Newcastle Emlyn, SA38 9QA

Offers in the region of £350,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# Bro Mebyd, Beulah Road, Bryngwyn, SA38 9QA

Offers in the region of £350,000

- Detached spacious bungalow
- Annex potential (subject to building regs etc)
- Conservatory with views
- Easy driving distance to the coast & beaches
- Enclosed rear garden with patio & lawns
- 4 Bedrooms
- Stunning, far reaching countryside views
- Ample off road parking for several vehicles
- Short drive to Newcastle Emlyn
- EPC rating D

## About The Property

A beautiful deceptively spacious detached bungalow, with stunning far-reaching countryside views to the rear and ample off-road parking for 4 vehicles to the front, all situated within the rural village of Bryngwyn, near Newcastle Emlyn and the west Wales coast of Cardigan Bay. The popular market town of Newcastle Emlyn is only 4.2 miles away and has many artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 8 miles away and the stunning beaches and coastal path are a mere 10-minute drive away.

The property is accessed via the recessed front door into the entrance hall, with oak hardwood flooring, a useful walk-in storage room to the right, access to the attic (which we have been advised is partly boarded), an airing cupboard housing a hot water tank and shelving, and doors leading to the lounge, diner, four bedrooms, and the family bathroom. The lounge benefits from an open fireplace with a wooden mantel, a marble effect hearth, an electric fire situated in the fireplace and views to the front of the property.

The dining room is also located off the hallway and is a spacious room with oak hardwood flooring this room gives you access via the French doors to the conservatory, with tiled flooring and built-in blinds (around the lower windows), offering you stunning views over the countryside, and hills beyond and direct access onto the patio and rear garden. Also accessed via the dining room is the kitchen with matching fitted wall and base units, partly tiled walls, a breakfast bar, an eye-level electric oven and grill, an induction hob with extractor over, a free-standing slimline dishwasher, and a one and a half sink and drainer with stunning far reaching country views to the rear. A door leads into the utility room, with fitted units and built-in cupboards, a sink, space and plumbing for a washing machine and tumble dryer, and an oil boiler which serves the hot water and central heating



Details Continued:

From the utility room, a door leads down one step into the sitting room, with oak effect laminate flooring a patio door overlooking the front grounds, wall and base units, and an electric storage heater, this room could be utilised for a variety of uses, from overflow accommodation to an office or gym. From the utility room there is a door out to the rear hall with 2 external doors, (one out to the side of the property, and the other to the rear to give access to the garden), a door to a w/c, and a

door leading to a snug room that is currently being used as a storage room, however, could be adapted to an office area or an additional single bedroom (if the cupboard was removed), this has tiled flooring and electric storage heater. This section of the bungalow could be adapted to become an annexe if required (subject to building regs and contents etc).

From the entrance hallway, there are three double bedrooms and one single bedroom. Bedroom

one and bedroom two are both doubles and benefit from windows overlooking the rear gardens and the beautiful views beyond, while bedroom three is also a double and overlooks the gardens to the front, this room has built-in wardrobes, vanity unit, wall and over the bed units, bedroom four is a single, also with a window to the front, and built-in storage/shelving and wall units this room is currently being used as a craft room. The modern family bathroom has a bath, shower & cubicle, wash hand vanity unit, a w/c, and tiled floors and walls.

#### Externally

Gated access off the main B4333 road leads you onto the tarmacked drive with ample parking for 4 vehicles. To the front is a beautifully landscaped garden area with a mix of lawns plants and flower beds. There are gated pathways that go down either side of the bungalow to give access to the rear garden. This is an enclosed space with 2 garden wooden sheds, a greenhouse, an oil tank, and a storage shed that is attached to the bungalow which has electricity. There is a stylish brick-paved patio area giving you ample space to sit and enjoy the afternoon and evening sun overlooking the spectacular, far-reaching

countryside views, there is a lawn area with mature trees, shrubs and flower borders, a beautifully designed space offering you a place to relax and enjoy.

This is a spacious, well-designed home that offers the very best of country living with stunning countryside views. While being within a village community.

Hallway  
24'7" x 9'7" (I shape max)

Lounge  
17'11" x 12'3"

Walk in storage  
4'11" x 3'4"

Dining Room  
11'4" x 9'11"

Conservatory  
11'0" x 10'10"

Kitchen  
11'4" x 10'3"

Utility Area  
11'6" x 8'7"

Additional living area  
15'4" x 11'7"

Rear Hallway  
6'1" x 3'3"





W/C

4'10" x 2'10"

Storage Room

9'8" x 8'8"

Bedroom 1

11'5" x 9'10"

Bedroom 2

11'5" x 9'11"

Bedroom 3

12'3" x 11'10" (I shape max)

Bedroom 4

8'10" x 7'10"

Family Bathroom

11'4" x 6'3"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property. The owners have informed us that the property benefits from private drainage which they have advise has a 2,000-gallon capacity and is generally emptied approximately every 12 months.

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https://checker.ofcom.org.uk](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](https://checker.ofcom.org.uk/))

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

COASTAL EROSION RISK: None in this location

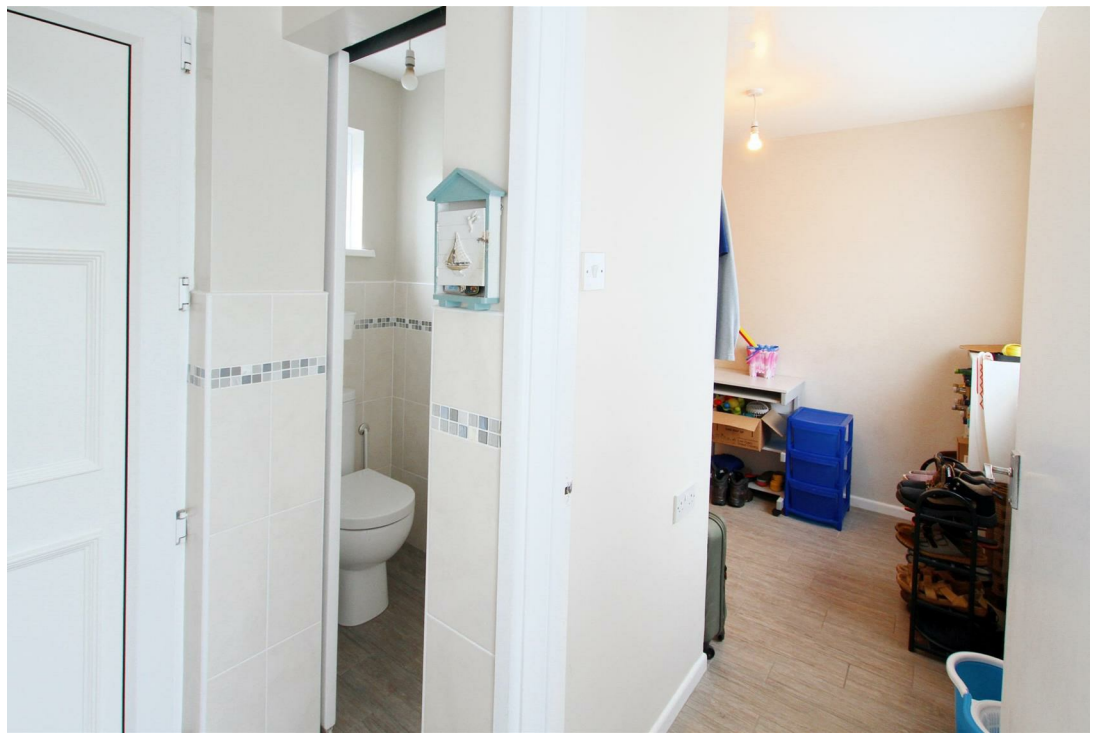
VIEWING INFORMATION: he property is set back off the main B4333 road, this property benefits from a "Dirmaster anti-condensation unit" located in the ceiling of the hallway.

TR/TR/07/23/OKTR

















#### **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 through the village of Beulah, And onto the village of Bryngwyn.

It is the first bungalow on your right-hand side as you enter the village, denoted by our for sale board.

#### **INFORMATION ABOUT THE AREA:**

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.



**Ground Floor**



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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