



Y Cwtch, Beulah Road, Bryngwyn, Newcastle Emlyn, SA38 9QA

Offers in the region of £330,000

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CARDIGAN
BAY
PROPERTIES

EST 2021



Y Cwtch, Beulah Road, Bryngwyn, SA38 9QA

- 3 Bed detached bungalow
- Stunning countryside views to rear
- Enclosed gardens front and back
- Ample off road parking
- Only a 10 minute drive to the beach and coast
- Detached double garage
- Enclosed multifuel burner in lounge
- Convenient location
- Only 8 minute drive to Newcastle Emlyn
- Energy Rating: D

About The Property

A charming, deceptively spacious detached bungalow situated in the semi rural village of Bryngwyn, near Newcastle Emlyn. The property has its own gated driveway with ample parking for several vehicles, a detached double garage, conservatory offering fabulous far reaching countryside views to the rear, and gardens front and back. 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 with larger amenities, and the stunning beaches and Ceredigion coastal path along the west Wales coast of Cardigan Bay are a mere 10-minute drive away.

Enter the property through a canopied entrance into the front hall, with doors leading to the bedrooms, kitchen, lounge and bathroom, and a useful airing cupboard with the hot water tank and shelving. The lounge has been built to be slightly elevated than the rest of the main bungalow via a couple of steps up to the main level to take full advantage of the far reaching views, this clever idea ensures the home owners can see the spectacular views from this vantage point. The lounge also benefits from a very pretty fireplace with ornate tile and cast iron surround with a wooden mantle and side and an enclosed multifuel burner in situ. Sliding double doors lead into the conservatory, which again has been built raised up to the same level as the lounge to ensure the beautiful views are fully maximised and appreciated. The conservatory has a polycarbonate roof, windows all round and a door to one side to give access to the rear garden. The kitchen is a practical space with matching, solid wood wall and base units with work top over, a built in electric oven and electric hob, space for a freestanding fridge/freezer an opening into the dining area, and a door into the utility room.

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Details Continued:

The dining area has space for a table and chairs and could be opened up to create a larger kitchen if desired (subject to necessary planning consents). The utility room has a wash hand basin, houses the oil fired boiler that services the central heating and work top with wall units above, a door out to the rear garden and a door into the cloakroom, with a toilet.

The master bedroom is to the front of the bungalow off the hallway, with built in wardrobes. Bedroom 2 also to the front and has built in wardrobes. Bedroom 3 is further down the hallway to the front of the property, and the bathroom is to the end of the hall with a bath, double corner shower, wash hand basin and a toilet.



Externally:
The property is accessed off the main B4333 road through walled and gated entrance into its own tarmac driveway. There is ample off road parking for 3/4 vehicles including a small motorhome/touring caravan. The drives leads all the way to the detached double garage, and paths lead down both sides of the property (and the garage) through gates to give access the rear garden, and to the front door. The front garden is mainly gravel with stone built raised flower beds planted with an array of flowers, heathers and pretty plants offering a stunning mix of colour throughout most of the year.

The rear garden offers an area which is mainly patio, accessed from the utility room, and houses the oil tank, and mature hedging and borders. A path leads from the utility room to the steps that go up to the conservatory door, and a pretty arch leads to the main lawn area. The lawn goes behind the majority of the bungalow and the detached garage with flower beds along the middle. There is a small greenhouse to the far end and the stunning countryside views can be appreciated from most points in the garden.

The detached double garage has a door from the garden into the rear, and is configured into two rooms, both with double wooden doors to the front. Planning permission was given in 2007 for conversion of part of garage to living accommodation but this lapsed in 2012.

This is a lovely bungalow in a beautiful rural village with spectacular views, and is a must view for anyone searching for a bungalow in the area.

Entrance hall
19'0" x 14'9" max, I shaped (5.81m x 4.50m max, I shaped)

Lounge
16'8" x 13'10" (5.10m x 4.24m)

Conservatory
12'1" x 11'2" (3.69m x 3.41m)

Kitchen
8'11" x 9'10" (2.73m x 3.00m)

Dining Room
9'10" x 7'9" (3.02m x 2.38m)

Utility Room
8'11" x 6'0" max, I shaped (2.74m x 1.85m max, I shaped)

WC
2'10" x 5'9" (0.87m x 1.77m)

Bedroom 1
11'11" x 11'10" (3.64m x 3.61m)

Bedroom 2
9'0" x 8'10" (2.75m x 2.71m)

Bedroom 3
9'1" x 8'11" max (2.78m x 2.72m max)

Bathroom
5'9" x 9'10" (1.77m x 3.01m)

Detached Garage Room 1
18'0" x 9'9" (5.51m x 2.98m)

Detached Garage Room 2
18'0" x 9'9" (5.51m x 2.98m)

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 / LEASEHOLD (add in lease costings etc) / COMMONHOLD / SHARED OWNERSHIP (need price and amount of shares being sold) / OTHER NON-TRADITIONAL TENURE (licences required and price).

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: Phone line is to the house but not Connected but is available in the area, - TYPE -

Ultrafast & Standard are available - 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 INTERNAL: Signal Available (except Vodafone) , 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/))

BUILDING SAFETY - The seller has advised that there are none 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.

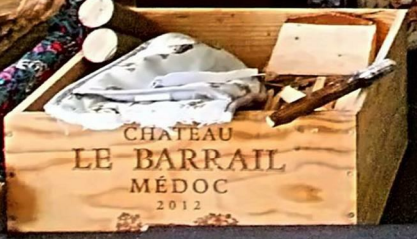
VIEWINGS: By appointment only.

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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

HW/HW/04/24/OK





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

INFORMATION ABOUT THE AREA:

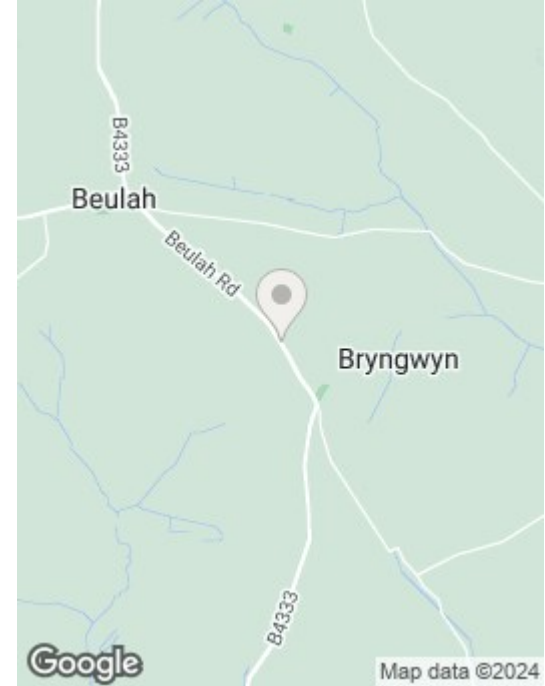
Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@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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