



CARDIGAN
BAY
PROPERTIES

EST 2021

Pendwylan, Newcastle Emlyn, SA38 9QP

Offers in the region of £485,000



5



2



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Pendwylan, Beulah, SA38 9QP

- Detached Bungalow
- Detached workshop
- beautifully landscaped gardens
- 5 Bedrooms
- Far reaching countryside views
- Set in .72 of an acre
- Canopied patio area
- Plenty of parking areas
- Spacious lounge
- EPC Rating : TBC

About The Property

Welcome to this stunning detached bungalow located on the edge of the picturesque village Beulah, Newcastle Emlyn. This unique property is set within .72 of an acre with a workshop, garden shed, garage and even a chicken coop, and boasts 5 bedrooms and 2 bathrooms, providing ample space for a growing family or those who love to entertain guests.

The rural village of Beulah, near Newcastle Emlyn and the west Wales coast of Cardigan Bay. The popular market town of Newcastle Emlyn is only 4.4 miles away and has many pretty, artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 7.9 miles away and the stunning beaches and coastal path are a mere 10-minute drive away.

As you enter the property, via the stepped entranceway, you are greeted by a very useful porch leading into a spacious hallway. Off the hallway the kitchen features a beautiful glazed wall that allows natural light to flood the room, creating a bright and airy atmosphere, and a glazed window looking down into the spacious lounge. With a range of base and wall units and a sink with a drainer overlooking the far-reaching countryside views beyond the gardens, this is showcased by the windows spanning the corner of the room, there is space and plumbing for a washing machine and dishwasher. There is an under-counter fridge and freezer and an LPG gas-fired range that runs the central heating, hot water and cooking, there is also a separate gas hob, and an eye-level electric oven for added convenience, there is also room for a dining table to aid the practicality of this room.

Also off the main hallway is Bedroom 1 which is a double, and comes with built-in wardrobes and its own ensuite with an electric shower, corner bath, w/c, bidet and wash basin, offering convenience and privacy. There is also an additional shower room off the hallway, with an electric shower, w/c, wash basin and space and plumbing for a washing machine.

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Continued;
Venture further into the bungalow down the steps to the inner hallway on the right, and you will find 4 additional double bedrooms, one of which is currently being used as an office, and 2 of the other bedrooms also benefit from built-in wardrobes.

The highlight of this property is the expansive lounge area at the back of the bungalow, which is accessed via the rear hallway that also benefits from a storage cupboard and a rear external door onto a patio area. With a feature glazed wall adding to the character of the home and a feature brick fireplace with a log burner, this room exudes warmth and character. Three patio

doors spanning 2 walls open up to a covered patio, ideal for enjoying the outdoors in any weather.

Extrenally;
Parking will never be an issue with space for up to 9 vehicles, making it convenient for hosting gatherings or having multiple vehicles. Situated on .72 acres of land, this bungalow offers plenty of outdoor space for gardening, outdoor activities, or simply enjoying the tranquillity of the surroundings.

Don't miss the opportunity to own this beautiful and unique bungalow in Beulah. Book a viewing today and envision the endless possibilities this property has to offer.

Another one of the standout features of this home is the external areas and the parking area, which can accommodate up to 9 vehicles – perfect for those who enjoy hosting guests or have a large family. The exterior of the property is a nature lover's paradise, with an enclosed spacious garden, a sweeping driveway, a garden/mower shed, and even a chicken coop for those interested in a sustainable lifestyle.

Additionally, the property includes a workshop divided into 2 areas, complete with its own w/c, ideal for DIY enthusiasts or those in need of extra storage space. A garage at the rear of the property offers further convenience.

Garden enthusiasts will be thrilled by the raised vegetable beds, 2 greenhouses, and beautifully landscaped lawns adorned with a variety of mature trees and shrubs. The bungalow is surrounded by a patio, with a canopied patio area serving as the focal point – perfect for enjoying al fresco dining or simply relaxing in the tranquillity of the outdoors.

Overall, this property offers a unique blend of comfort, space, and natural beauty, making it an ideal home for those seeking a peaceful countryside lifestyle.

Entrance Porch
5'10" x 4'1"

Hallway
22'1" x 13'6" (max)

Kitchen
26'6" x 11'9"

Shower room
10'1" x 6'10"

Bedroom 1
17'8" x 10'8"

En-Suite
7'10" x 5'6"

Rear Hall
10'1" x 3'1"

Lounge
24'11" x 19'8"

Side Hallway
6'0" x 13'9" (max)

Bedroom 2 / Office
10'9" x 7'5"

Bedroom 3
13'1" x 8'9"

Bedroom 4
15'2" x 10'8"

Bedroom 5
13'9" x 13'0"

Garden/Mower Shed
22'0" x 7'4"

Chicken Coop

Workshop Area 1
23'7" x 10'10"

Workshop Area 2
23'4" x 22'3"

w/c
4'4" x 2'9"

Garage
19'11" x 10'10"

Green House 1
14 x 8





Green House 2

8 x 6

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: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Gas LPG Range cooker/boiler servicing the hot water and central heating, log burner in the lounge, also a petrol run generator located in the garden shed connected to the bungalow for additional light sockets and electrical sockets should there be a power cut.

BROADBAND: Connected - TYPE - Standard ***add in speeds eg - up to 1 Mbps Download, up to 01 Mbps upload *** ADSL, - 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 limited, 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 none that they are aware of in the bungalow, but there are some asbestos roofing sheets in the workshop.

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 ensure you read the important essential information

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.

TR/TR/07/24/OKTR













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 (just past the garage) turn right and then take the next left, continue down this road for approx a 3rd of a mile and the bungalow is located on your right. What3words ///feuds.plastic.marathon

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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