



August Hill, Newcastle Emlyn, SA38 9QB

Offers in the region of £360,000



August Hill, Beulah, SA38 9QB

- 3 bed detached bungalow
- Solar panels, with extended warranty
- Enclosed rear garden with patio & lawns
- Easy driving distance to the coast & beaches
- Less than 10 mins drive to Cardigan Town
- Beautifully presented & deceptively spacious
- Stunning, far reaching countryside views
- Ample off road parking for several vehicles
- Short drive to Newcastle Emlyn
- Energy Rating: C

About The Property

A beautifully presented detached bungalow, with far-reaching countryside views to the front, its own solar panels and ample off-road parking, situated within 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.

The property is accessed via a canopied entrance into the spacious hallway, with ample storage (one housing the electricity meter for the solar panels) and an airing cupboard, access to the attic (which we have been advised is partly boarded and houses the inverter for the solar panels) and doors leading to the lounge, kitchen/diner, three bedrooms, and the family bathroom. The lounge benefits from a fireplace (with fittings in place to instal a gas fire if desired - or a wood-burning stove) and stunning country views to the front and side. The open plan kitchen/dining room, with matching fitted wall and base units, electric oven with extractor over, integrated dishwasher and fridge, sink with drainer, and on the dining side with stunning country views to the front. A door leads into the utility room, with fitted units, a sink, an oil boiler which serves the hot water and central heating, a door into the w/c, a door into the integral garage (with up and over door, and power and lighting) and a door out to the side of the property to give access to the rear garden.

Back in the hallway doors lead into the three double bedrooms, with the master benefiting from an en-suite toilet with a wash hand basin. The family bathroom, with a bath, shower, wash hand basin and w/c.

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Details Continued:

The property is accessed from the main B4333 onto its own tarmac driveway, this has ample parking for several vehicles and leads to the integral garage.

The front garden is a mix of lawns and plants and flowers and looks out over the beautiful countryside views into the Brongest valley. A gated access and path go down the right-hand side to give access to the rear garden. This is an enclosed space with a garden shed, ample space to sit and

enjoy the afternoon and evening sun, and steps leading up to a beautiful garden which has a lawn area with mature shrubs and flower borders offering a lovely place to relax and enjoy.

The owner has informed us that the solar panels were installed in October 2014, and are owned by the property, they have extended the warranty in 2024 for another 10 years.

This is a gorgeous property that would make a lovely family or retirement property and offers the

very best of country living with
spectacular countryside views. Please
book your viewing early to avoid
disappointment.

Porch

2'10" x 5'10"

Hallway

20'9" x 14'0" max t shaped

Lounge

19'7" x 13'8"

Kitchen/Diner

23'10" x 13'1"

Utility Room

8'5" x 12'4"

W/C

5'2" x 3'0"

Integral Garage

17'0" x 12'5"

Bedroom 1

13'0" x 9'3"

Bedroom 2 (Master En-Suite)

12'4" x 11'10"

En-Suite

4'4" x 8'10"

Bedroom 3

10'5" x 12'4"

Bathroom

10'7" x 6'11"

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 & Solar
Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water
and central heating

BROADBAND: Connected - TYPE -
Superfast available - Max download
speed - 80 Mbps Max upload speed - 20
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 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 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.

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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. The property is set back off the main B4333 road. The solar panels were installed in 2014, and are owned by the property, they have just extended the warranty for another 10years.

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.

TR/HW/02/23/OKTR













DIRECTIONS:

From Cardigan head northwards along the A478 until you reach the cross roads 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. You will find this property in the centre of the village, on the right hand side, opposite the turning to Brongest.





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.

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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