



CARDIGAN
BAY
PROPERTIES

EST 2021

Taliesin, Newcastle Emlyn, SA38 9QE

Offers in the region of £399,950





Taliesin, Beulah, SA38 9QE

- 4 Bed detached dormer bungalow
- Spacious kitchen/diner
- Enclosed rear garden
- Driving distance to the beach and coast
- Air Source Heating and solar heated water
- Accessible ground floor bedroom with en-suite wetroom
- Ample off road parking with detached garage
- Semi-rural village location
- No Chain
- Energy Rating: B

About The Property

****NO CHAIN**** A beautifully presented modern dormer bungalow with ample off-road parking, air source heating and solar hot water, accessible access with ground floor wheelchair access, a detached garage and an enclosed rear garden overlooking open fields. Located within the rural village of Beulah and is a short drive to the stunning coastal path and beaches of Cardigan Bay, West Wales. The popular market town of Newcastle Emlyn is only 4.9 miles away and has many pretty, artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 8 miles away.

The property is accessed via a step and ramped path to a canopied entrance, with a door leading into the welcoming entrance hall. This space has a vaulted ceiling with Velux window and a galleried landing. The hall has a wooden floor, under stairs cupboard and doors which lead into the lounge, kitchen/diner, two bedrooms (master with en-suite) the family bathroom and a useful storage cupboard.

The lounge has wooden flooring, and a window to the front and offers a lovely space to relax. The kitchen/diner is another spacious room with a tiled floor, modern, matching wall and base units with a worktop over, built-in dishwasher, stainless steel 1.5 sink with drainer, space for an electric oven range with extractor over, and space for a freestanding fridge/freezer. There are double patio doors that lead out to the rear garden, enough space for a six-seater dining table and a door into the utility room. The utility room has matching base units with a worktop over and larder cupboards, a 1.5 sink with a drainer, space and plumbing for a washing machine and under-counter tumble dryer and a door leading out to the rear garden.

The ground-floor bedrooms are both accessible with the master benefiting from built-in wardrobes, and an en-suite wet room with a spacious double shower, vanity toilet and sink unit with storage cupboards and tiled walls and floor.

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Details continued:

The first-floor landing features a gallery which overlooks the entrance hall below and has doors off to two generous-sized double bedrooms, the family bathroom and two airing cupboards, one of which houses the hot water tank from the solar panels and access to under eaves storage. Bedroom three has a dormer window to the front and Velux to the rear offering lovely countryside views and both bedrooms benefit from fitted wardrobes. The family bathroom has tiled walls and floor, Velux window to the rear, a toilet, a vanity wash hand basin and a jacuzzi bath, perfect for relaxing after a busy day! (There is some restricted headspace along the edges of all these rooms).

Externally:

Access to the property is via pillared entranceway, off the B4333 road, into a tarmac drive with ample parking space to the front and side for at least 6 vehicles (including space for motorhome or touring caravan). The front garden has a lawn area with wall boundaries and hedging. The drive continues down the left-hand side of the property with gates giving vehicle access to the detached single garage to the rear of the property. On the other side of the property, a paved path leads to the rear garden, passing the Air Source Heating pump.

The rear garden is enclosed with fencing and hedges and offers a patio

area outside of the kitchen patio doors, making this an ideal space for outside dining and entertaining. There is a lawn area with steps leading up to a gravelled-tiered area with additional seating space, ideal to enjoy a view over the open countryside.

The detached garage has up and over-electric door, a door to the side and a window, with a concrete floor, power and lighting and an outside tap.

This is a stunning, accessible family home nestled in a rural village with easy access to all the nearby beaches and local market towns. Viewing is essential to fully appreciate.

Entrance Hall
14'6" x 21'10"max, I shaped

Lounge
15'1" x 14'11"

Kitchen/Dining Room
15'9" x 14'11"

Utility Room
11'5" x 9'5"

Bedroom 1
11'4" x 12'1"

En-suite
11'4" x 4'10"

Storage cupboard
3'11" x 4'11"

Bedroom 2
10'2" x 9'9"

Ground floor bathroom
10'2" x 6'9"

Landing
14'2" x 2'10"

Bedroom 3
17'3" x 12'6"

Bedroom 4
17'3" x 14'11"

First Floor Bathroom
7'10" x 9'7"

A/C
7'11" x 4'2"

A/C
4'1" x 5'8"

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: Modern Timber
Framed Construction.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Air Source Heating

BROADBAND: Connected Superfast up to 80 Mbps

Download, up to 20 Mbps upload. PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Limited

Signal indoors. Good Signal Available outdoors ,

please check network providers for availability,

or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to [https://](https://checker.ofcom.org.uk/)





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: Ramp into property, wide hallways, ground floor bedroom with wet room.

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. We would respectfully ask you to contact us before you view this property internally or externally.

VIEWING INFORMATION: Please ensure you read all of the above Important Essential Information as this details all the important facts you need to be aware of prior to viewing. The property is a modern timber framed property. The solar panels do the hot water. Air source heating with underfloor heating on ground floor, radiators on first floor. Located off the main B4333 road.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

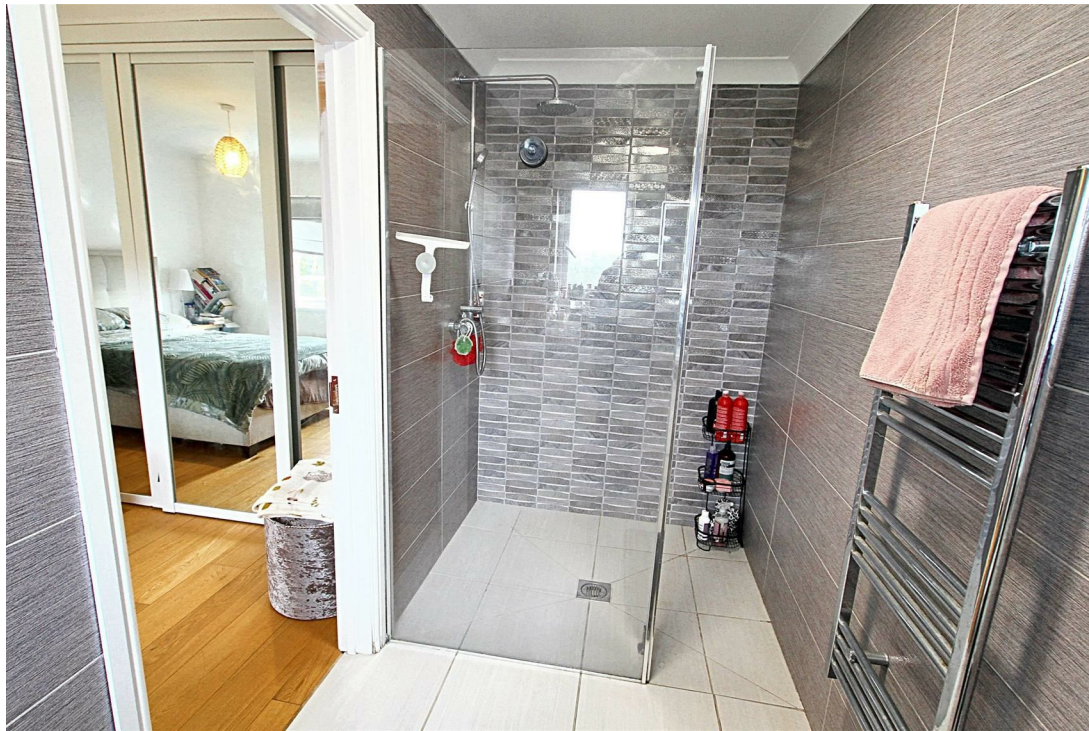
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details

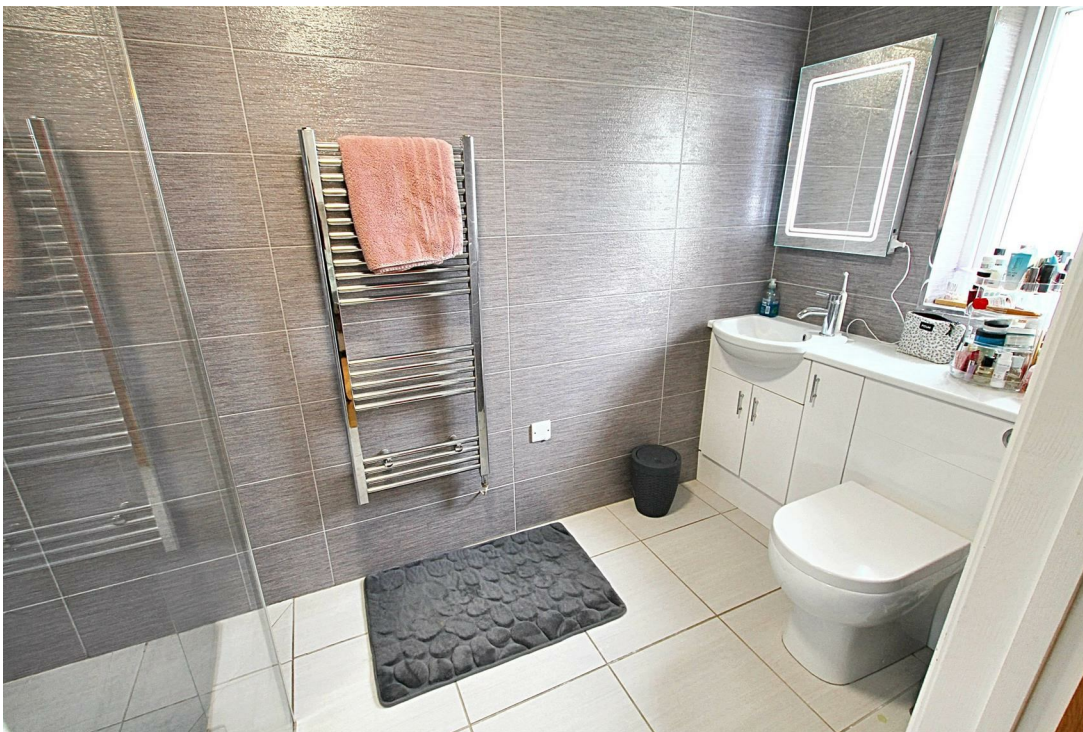
have not been tested.

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/03/24/OKCY













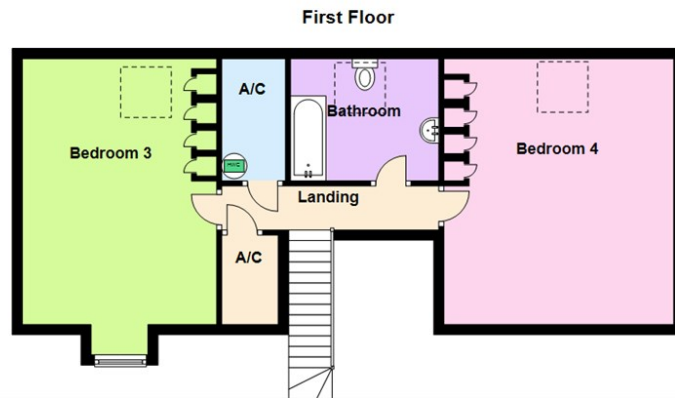
From Cardigan head northwards along the A487 until you reach the Gogerddan cross roads just before the village of Tanygroes. Turn right here heading to Newcastle Emlyn along the B4333. Enter the village of Beulah and the property will be seen on the right hand side, before you get to the small petrol station, 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(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	

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.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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