



Genaur Glyn , Beulah, SA38 9QB

£299,950

An extremely well presented three bedroom detached bungalow, with far-reaching countryside views, situated within a generous size plot of approx 0.2 of an acre, with ample off-road parking plus garage/workshop. The accommodation comprises: hall, living room, spacious, modern kitchen/diner, three bedrooms and a modern bathroom.

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.

Upvc door to:-

"L" Shaped Hall



Two built-in storage cupboards with radiators, coved ceiling, wood effect flooring. Doors to:-

Living Room



Coved ceiling, large Upvc window, Upvc window, wooden door, void for log burner.

Kitchen



Having a range of wall and base units, built-in storage, part tiled walls, log burner, radiator, plumbing for washing machine, integrated dishwasher, electric hob, built-in electric oven, Vellamo Horizon matt black sink, wood effect flooring, double glazed Upvc door, three Upvc windows, coved ceiling.

Bathroom



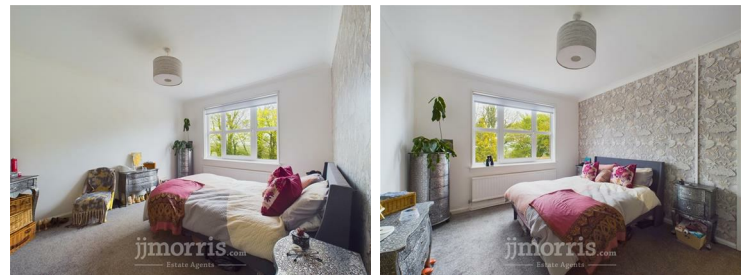
Part tiled walls, heated vertical towel rail, pedestal wash basin, freestanding bath, electric shower, tiled flooring, coved ceiling, Upvc window.

Bedroom One



Coved ceiling, Upvc window, radiator.

Bedroom Two



Coved ceiling, large Upvc window, radiator.

Bedroom Three



Coved ceiling, Upvc window, radiator, wooden flooring.

Garage



Double wooden door, personnel door, wooden window, fusebox.

Externally



The property sits within a generous plot with a front and rear gated access point. The garden has been landscaped and re-developed by the current owners and offers great privacy with a mature hedge boundary and various level lawned areas. To the side of the property lies a paved patio area with various flower and shrub borders. To the rear lies further lawned areas with a balcony that enjoys mesmerising views over the Teifi Valley and the surrounding countryside.

Utilities & Services

Heating Source: Oil Central Heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words; [///mobile.collects.users](http://mobile.collects.users)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

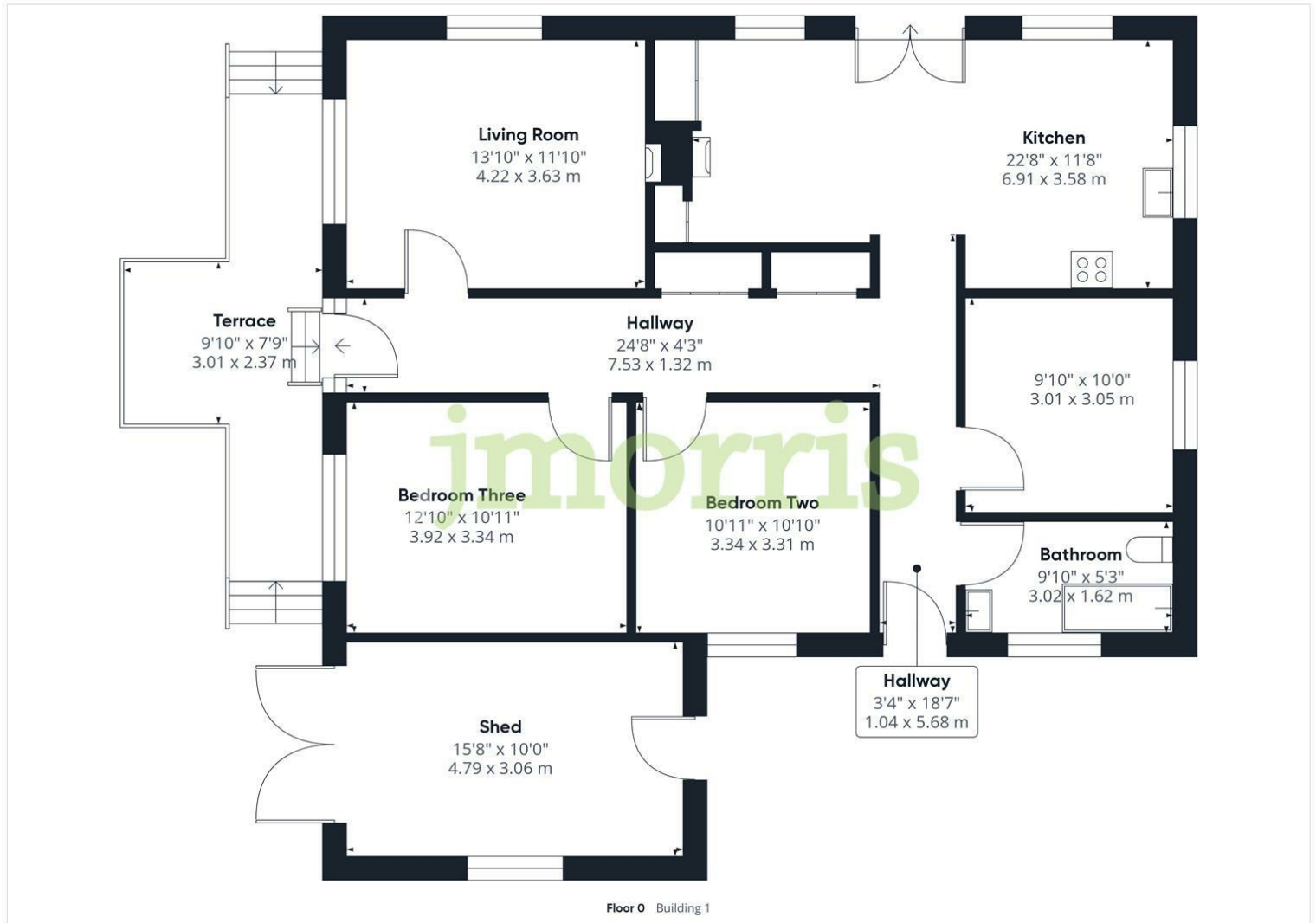
Three Voice - None & Data - None

O2 Voice - Limited & Data - None

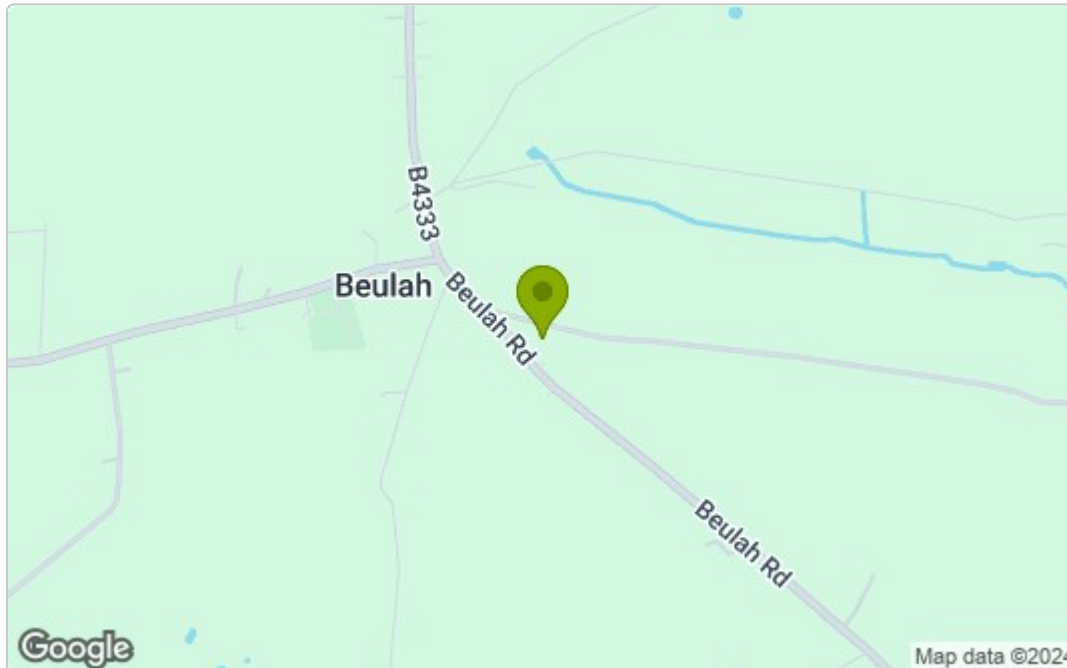
Vodafone. Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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