



Brynheulog Beulah Road, Newcastle Emlyn, SA38 9QA

£299,999

A spacious and well-presented three-bedroom detached character home, dating back to 1907, situated in the rural village of Beulah. The property enjoys a convenient location within easy reach of both Newcastle Emlyn and Cardigan, while retaining a peaceful countryside setting.

The accommodation is well laid out and briefly comprises an entrance hallway, a comfortable living room, and a generous kitchen/dining room ideal for family living and entertaining. Additional features include a rear entrance and a ground floor WC.

To the first floor, a central landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens and grounds that wrap around the house, creating a private and tranquil environment, perfect for enjoying the surrounding countryside

Beulah Road is situated in a quiet rural location within the village of Beulah, approximately 3 miles north of Newcastle Emlyn, in the county of Ceredigion, West Wales. The property enjoys a peaceful countryside setting with open rural surroundings, while still benefiting from convenient access to local amenities.

Newcastle Emlyn provides a range of everyday services, including shops, supermarkets, schools, healthcare facilities, cafés, and leisure amenities. The larger towns of Cardigan and Carmarthen are also within reasonable driving distance, offering expanded retail, transport, and employment opportunities.

The area is well connected by local road networks, with the B4333 providing access to surrounding villages and towns. While public transport is limited, the location is well suited to private vehicle use, typical of a rural West Wales setting.

Overall, Beulah Road offers an attractive balance of rural tranquillity and accessibility, making it ideal for those seeking a countryside lifestyle within reach of established market towns.

Entrance Hallway



Stairs rising off to the first floor, exposed beams, radiator, part wooden panel walls, tiled flooring, doors to:-

Living Room



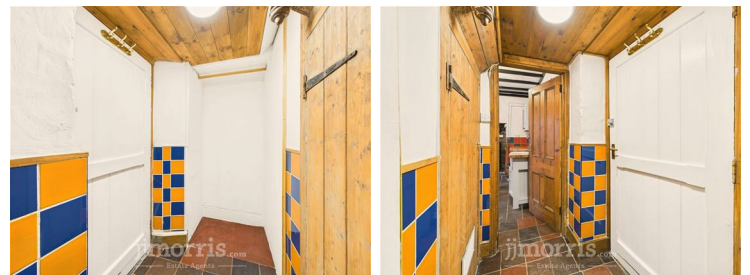
Log burner on a slate hearth and feature surround, double glazed Upvc windows, exposed beams, radiators, wooden flooring.

Kitchen/Dining Room



Having a range of wall and base hand made bespoke units with complimentary worktop surfaces, 1.5 inset ceramic sink, plumbing for washing machine, double range cooker, exposed beams, part tiled walls, tiled flooring, double glazed Upvc windows, feature fire place, radiator, doors to:-

Inner Hallway



Understairs storage, part tiled walls, tiled flooring, door to:-

Rear Entrance



Double glazed Upvc window, part tiled walls, tiled flooring, door to:-

WC



Low flush WC, Wash basin, Double glazed Upvc window, part tiled walls, part wooden panel walls, extraction fan, tiled flooring, spot lights

First Floor

Landing



Double glazed Upvc window, loft access, part wooden panel walls, doors to:-

Bedroom One



Double Glazed Upvc window, radiator, wooden panel ceilings

Bedroom Two



Double glazed Upvc windows, radiator, fire place with tiled hearth and feature surround, part wooden panel walls, wooden panel ceilings

Bedroom Three



Double glazed Upvc windows, radiator, wooden panel ceilings

Bathroom



Low flush WC, P-Shaped bath with screen and electric shower, vanity unit with wash basin, double glazed Upvc window, part tiled walls, part wooden panel walls, wooden panel ceilings, built in airing cupboard, radiator, wooden effect flooring.

Externally



The property is approached via a gated entrance leading onto a gravel pathway and onward to a paved patio at the front door. To the front are well-maintained lawned areas. The property is surrounded by mature shrubs, bushes, and trees, offering a high degree of privacy. To the rear, there is

a further gated entrance providing ample off-road parking for several vehicles, along with space for turning. There is access to the garage and useful outbuildings. Further gated small Paddock area to the rear. Small outhouse with electric and water which was the old laundry room as well a wooden shed.

Utilities & Services

Heating Source: Heat Pump Air Source

Services:

Electric: Mains/Solar Pv Panels

Water: Mains

Drainage: Domestic Small Sewage Treatment Plants

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///buying.included.stalemate

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.

Mobile Phone Coverage

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

EE - Good outdoor and indoor

Three - Good outdoor and indoor

O2 - Variable outdoor, variable indoor

Vodafone. - Good outdoor, variable indoor

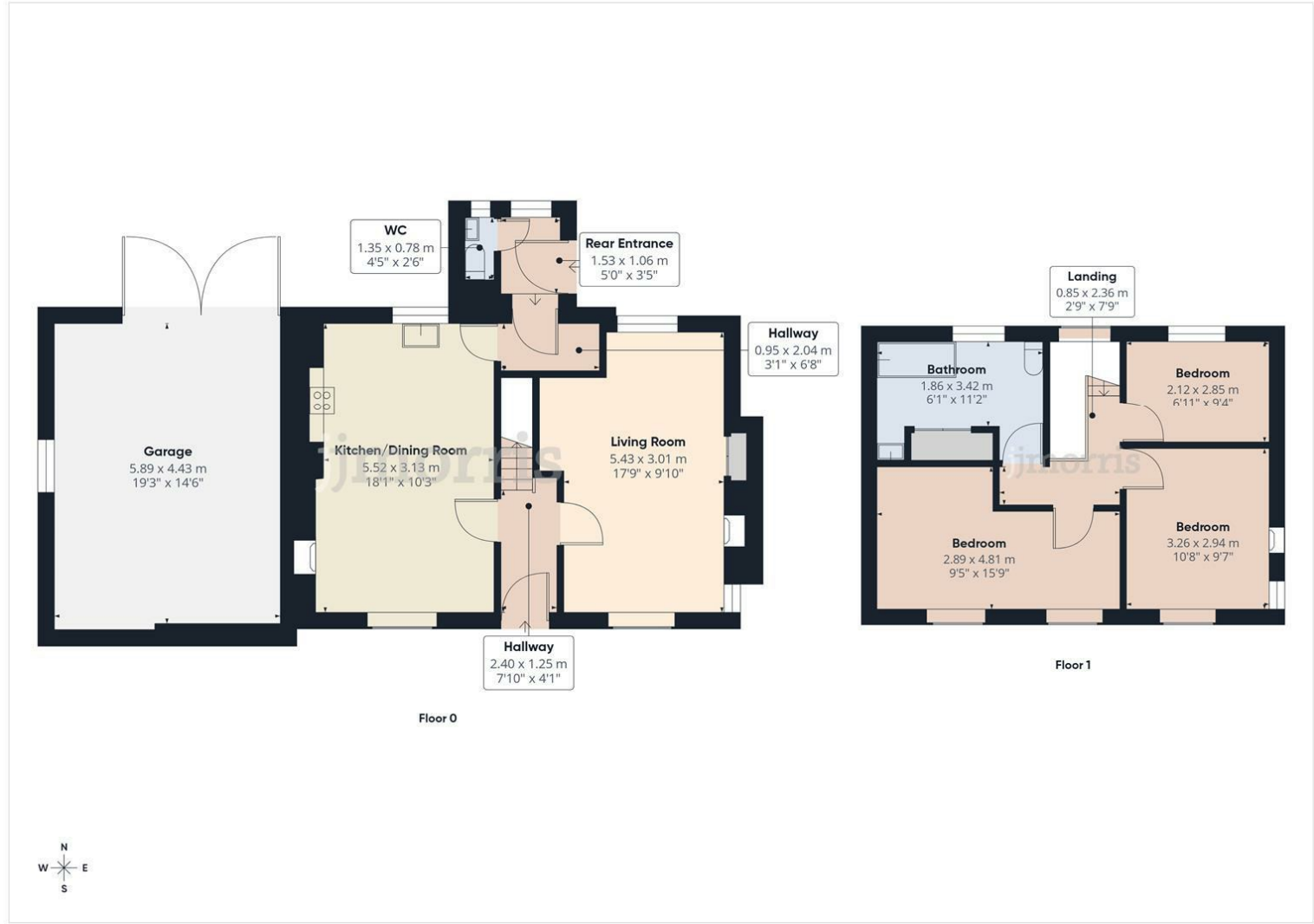
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Broadband Availability

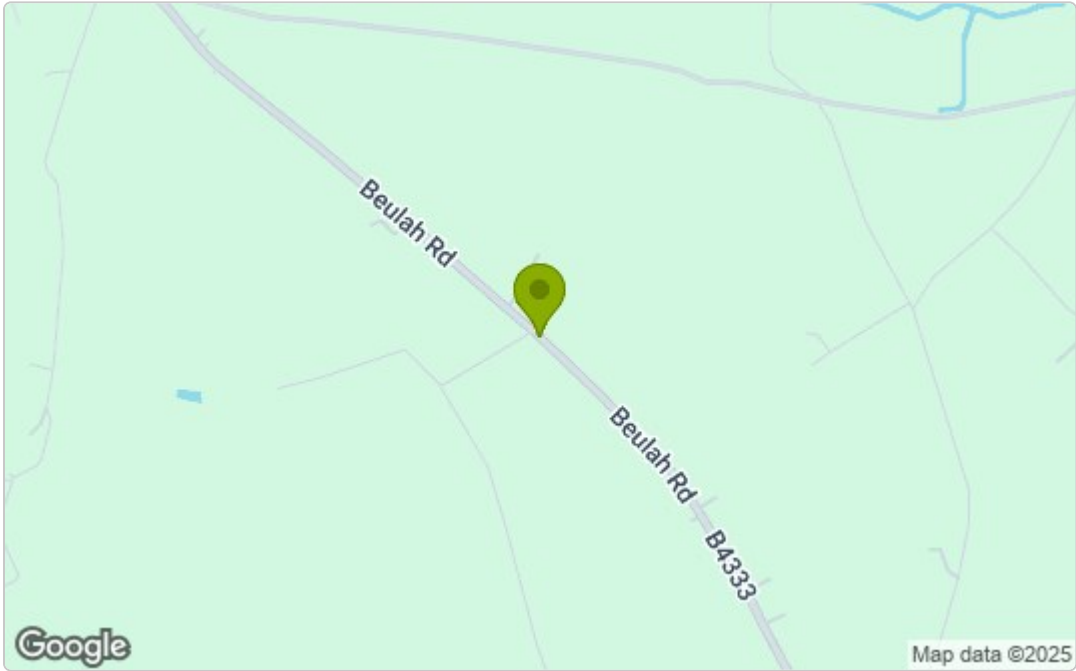
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was 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.

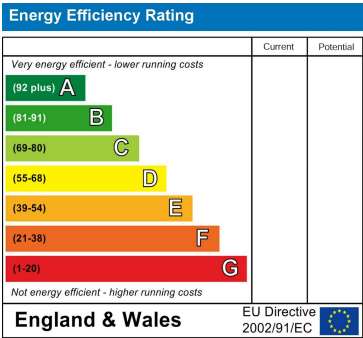
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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