



**jjmorris**.com



**Brynheulog Beulah Road, Newcastle Emlyn – SA38 9QA**

Newcastle Emlyn

Guide Price £299,999



## Brynheulog Beulah Road

Newcastle Emlyn, Newcastle Emlyn

- A Spacious and Well-Presented Three-Bedroom Detached House.
- Located in the Rural Village of Beulah.
- Within Easy Reach of both Newcastle Emlyn and Cardigan.
- Dating back to 1907.
- Gardens and Grounds that Wrap Around the House.

### Situation

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. 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 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.

**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

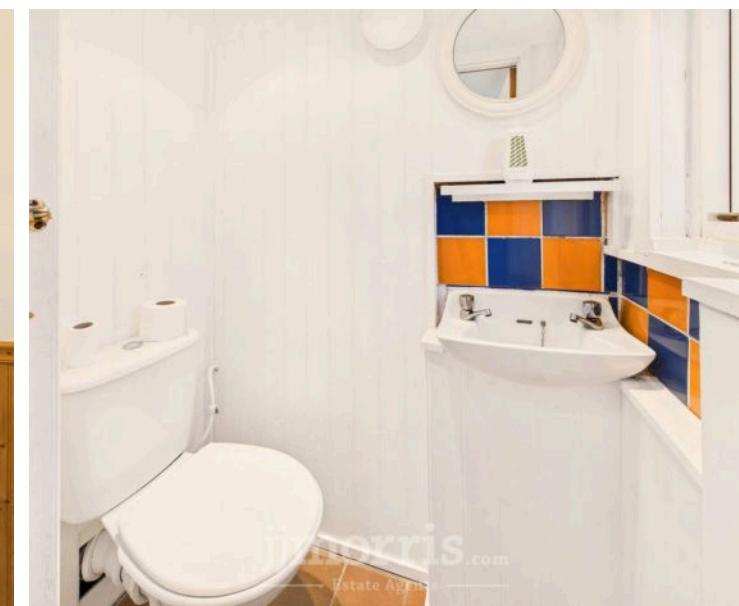
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

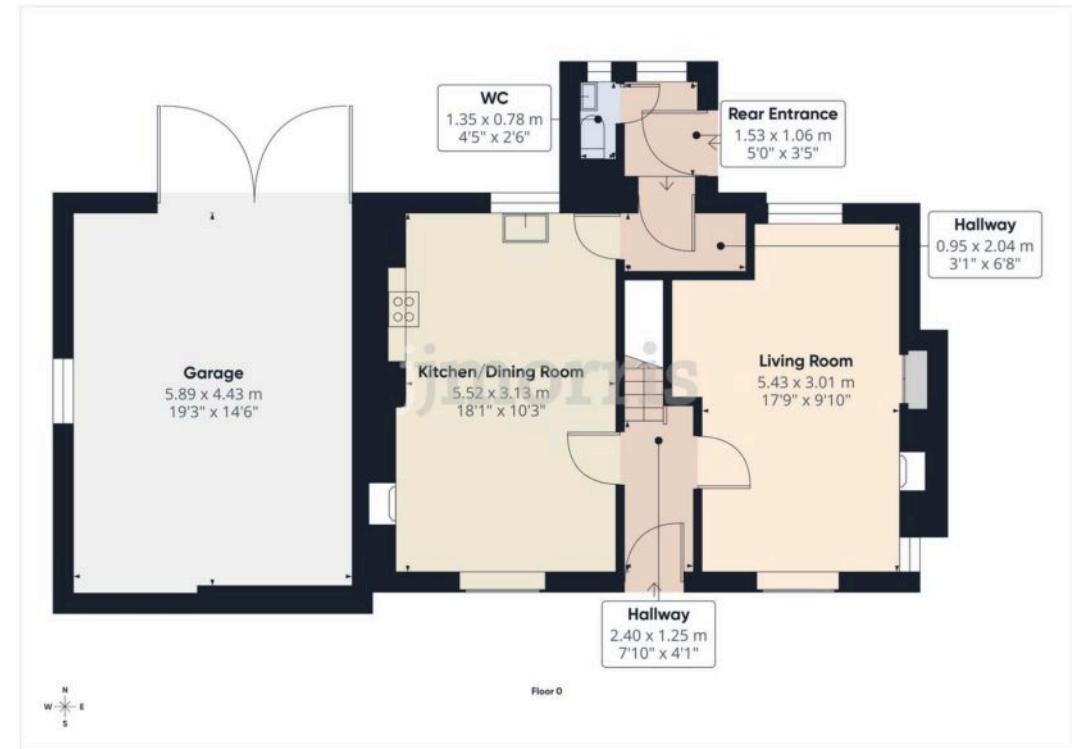




## GARDEN

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.







**jjmorris**.com

## JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

