



## The Smallholding Centre

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SA38 9AS

2 Bed Semi-Detached

£209,950



## Croesnewydd , Beulah, Newcastle Emlyn, SA38 9QB

This 2 bedroom semi detached house in Beulah must be one of the most nicely presented houses in the area for under £210,000 ! In this particularly well cared for property you will find an entrance hallway / utility, a modern kitchen / diner, a large lounge with feature fireplace incorporating a wood burning stove, on the first floor there are two bedrooms and a superb modern bathroom. Outside there is off street parking for 2 cars with gardens to the side, a patio area and storage shed to the rear. This is absolutely a case of "just move in" because as you can see from the pictures.....its lovely ! NO FORWARD CHAIN.

## Key Features

2 Bed Semi-Detached

Gardens & Parking

Centre Of Beulah Village

Modern Kitchen & Bathroom

Large Lounge

Beautifully Presented

10 Minute Drive To Beach

Energy Rating: E



## Location

Beulah is a little village roughly equidistant between Newcastle Emlyn town and Aberporth on the coast. The larger town of Cardigan is also within easy reach down the main A487 coast road. (see location map on details)

## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Entrance Hall / Utility** - 13' 10" x 4' 7" (4.23m x 1.4m) With space and plumbing for washing machine, tumble dryer & freezer (not included), radiator, tiled flooring, door through to:

**Kitchen / Diner** - 18' 10" x 8' 10" (5.76m x 2.7m) into recess

A superb fitted kitchen with a good range of wall and base units, tiled splash back, stainless steel sink/drain unit, "Smeg" 6 ring LPG cooking range with extractor chimney over, integral fridge and dishwasher, UPVC double-glazed window to side, wall-hung LPG boiler, radiator, lovely quality tiled flooring, door through to lounge.

**Lounge** - 20' 0" x 15' 10" (6.12m x 4.83m) into recess

A lovely large room with UPVC double-glazed window to front, staircase to first floor, under stair storage cupboard, door to the front doorway, two radiators, a lovely feature fireplace with woodburner.

## First Floor

**First Floor** - Accessed via staircase in lounge and giving access to:

**Bathroom** - With UPVC double-glazed window to rear, panelled bath with shower over, low level flush WC, wash hand basin, towel radiator, part tiled walls, tiled flooring. Overall, a quality bathroom with nice fittings.

**Bedroom 1** - 13' 1" x 9' 1" (4m x 2.77m) With UPVC double-glazed window to front, radiator.

**Bedroom 2** - 9' 6" x 6' 5" (2.91m x 1.98m) With UPVC double-glazed window to front, radiator.

## Exterior

**Externally** - To the front of the property is a miniature wall and railed forecourt. There is a small garden area to the rear with a larger side garden which then leads to a hardstanding off-street parking area providing parking for 2 cars. There is also a small outhouse and patio area adjacent to the property.

**General Information** - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, LPG central heating.



Entrance Hallway / Utility



Kitchen / Diner



Kitchen / Diner Another View



Lounge

Council Tax: Band C, Ceredigion County Council.

**Directions** - From Newcastle Emlyn take the B4333 towards Aberporth. Continue through Cwm Cou, Bryngwyn and into Beulah. As you enter Beulah, you will see a left hand turn signposted Neuadd Cross and no.2 Croesnewydd is immediately on your right, denoted by our For Sale board.

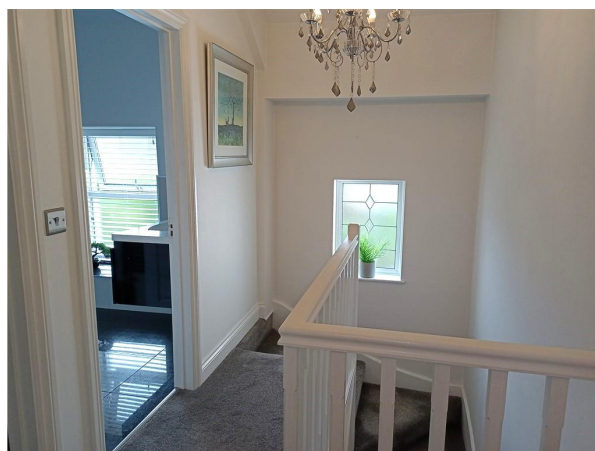
What3words: ///greed.club.awakening



Lounge Another View



Beautiful Fireplace



First Floor Landing

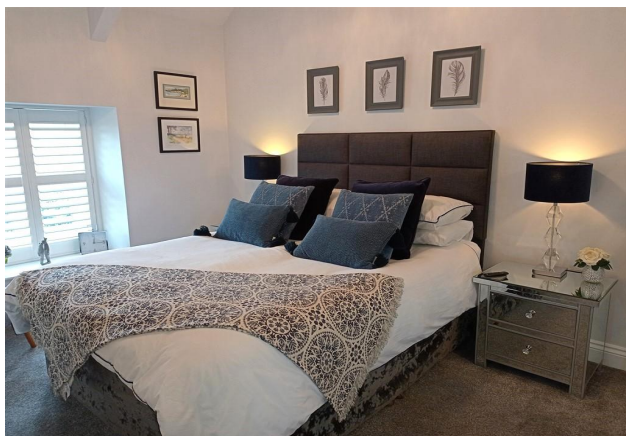


Bathroom

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C		
55-68	D		
39-54	E	39  E	
21-38	F		
1-20	G		

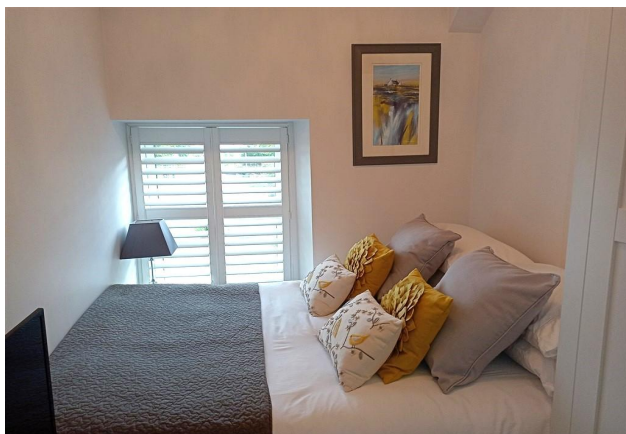




Master Bedroom 1



Another View



Bedroom 2



Side Gardens



Patio Area