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Bodlondeb Maestir Road, Lampeter, SA48 7PA

£339,950

NO ONWARD CHAIN IN ONE OF LAMPETERS MOST DESIREABLE LOCATIONS

Enjoying elevated views across the Teifi Valley, the property combines a peaceful setting with convenient access to the town centre and local amenities.

Designed in a dormer-style layout, the home provides generous and versatile accommodation offering excellent potential as a comfortable family or retirement home while retaining scope for further personalisation if desired.

Outside, the property is surrounded by attractive, well-established gardens that have been carefully maintained over the years. The grounds are generous without being excessive to maintain, featuring mature shrubs, established planting, lawned sections and a variety of paved patio areas with greenhouse, that provide ideal spaces for outdoor dining, entertaining or simply enjoying the surrounding views.

A gated driveway provides generous parking and turning space, while the integral garage (with electric door) and workshop offers excellent storage, hobby space or practical workspace.

LOCATION



The property is attractively located just along Maestir Road within walking distance of the university and market town of Lampeter being in an elevated position with far reaching views to the front and with an open field to the rear.

Lampeter is a popular town situated within the picturesque Teifi Valley, approximately 12 miles from the coastal harbour town of Aberaeron and around 20 miles North of Carmarthen. The town offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, healthcare facilities, leisure amenities, primary and secondary schooling.

DESCRIPTION



Bodlondeb is an attractive detached dormer residence occupying an elevated position within the popular Maestir Road area of Lampeter, with it's elevated position giving fantastic views. The property benefits from oil-fired central heating and double glazing throughout and offers flexible upto 3 bedroomed accommodation suited to family living or ideal for retirement purposes having easy access to a spacious ground floor bedroom and shower room with two good sized reception rooms one with a feature conservatory with plenty of space for entertaining.

FRONT PORCH

A UPVC entrance porch with tiled floor, providing a practical sheltered entrance into the home.

HALLWAY

A welcoming central hallway featuring an open-tread staircase rising to the first floor, radiator, and a generous built-in cloaks cupboard offering useful storage.

LIVING ROOM

17'3" x 13'3" (5.26 x 4.06)





A bright and comfortable principal reception room with wide sliding patio doors opening onto the front terrace and making the most of the elevated outlook. A feature fireplace creates an attractive focal point, complemented by decorative wall panelling and two radiators.

KITCHEN/DINING ROOM

18'8" x 11'5" (5.71 x 3.48)



A spacious fitted kitchen incorporating a range of matching wall and base units with work surfaces, inset one-and-a-half bowl stainless steel sink with mixer tap, eye-level electric oven and grill, four-ring electric hob with extractor canopy above, and space for family dining. Two rear-facing windows overlooking the garden, while a built-in storage cupboard and the oil-fired central heating boiler are also housed within the room.

UTILITY ROOM

14'7" x 12'4" (4.45 x 3.78)

A generous utility space fitted with additional storage cupboards and worktops, single sink with drainer, plumbing for a washing machine, tiled flooring and a UPVC door providing direct access to the rear garden.

W.C -GROUND FLOOR

Fitted with a low-level WC.

BATHROOM



Recently refurbished and fitted with a contemporary walk-in shower featuring twin shower heads, pedestal wash hand basin, low-level WC, heated towel rail and extractor fan.

GARDEN ROOM/CONSERVATORY
18'4" x 10'9" (5.61 x 3.28)





A versatile reception room extending across the rear of the property, combining the original accommodation with a later conservatory addition. Enjoying excellent natural light and views over the garden, this flexible space is ideal as a sitting room, dining area, office or hobby room.

BEDROOM
13'8" x 13'3" (4.17 x 4.04)



A generously proportioned ground floor double bedroom benefiting from windows to two elevations, creating a light and airy atmosphere.

FIRST FLOOR

W.C - FIRST FLOOR



Comprising a low-level WC and pedestal wash hand basin, with the hot water cylinder and immersion heater also housed within the room. The space offers potential for conversion into an additional shower room, subject to any necessary consents.

LANDING
With access to useful eaves storage.

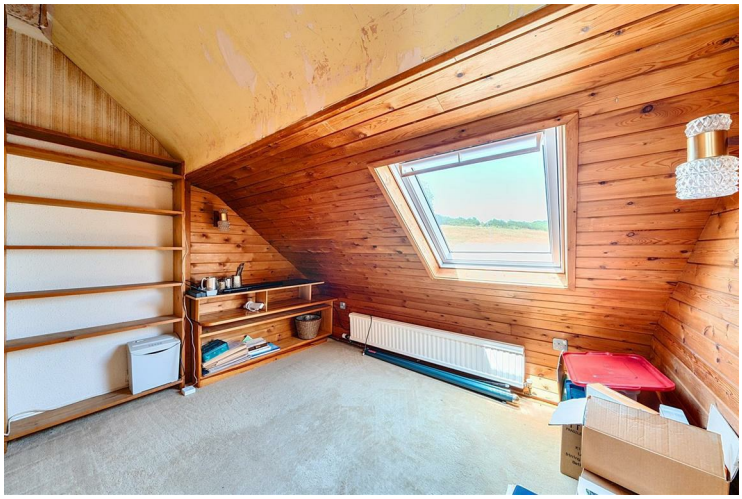
BEDROOM
16'9" x 13'6" (5.11 x 4.14)





A spacious double bedroom with roof window, radiator and useful floor space suitable for a range of furniture layouts.

OFFICE/BEDROOM
7'8" x 7'6" (2.34 x 2.29)



This versatile room could also serve as an office, nursery, dressing room or fourth bedroom, with roof window and radiator.

BEDROOM
15'8" x 13'5" (4.78 x 4.11)
A further generous double bedroom enjoying views towards Lampeter from the side window and benefiting from useful eaves storage.

GARAGE
20'0" x 13'3" (6.12 x 4.04)
A substantial integral garage with electrically operated roller door, power and lighting connected, side access door and inspection pit, providing excellent parking, storage or workshop potential.

WORKSHOP
11'3" x 8'0" (3.43 x 2.44)
Accessed externally, the workshop is fitted with power and lighting, making it well suited for DIY, hobbies or additional storage.

GARDEN AND GROUNDS



The property stands within established gardens that provide an excellent level of privacy and year-round interest. A combination of mature shrubs, specimen planting and lawned areas creates an attractive setting, while several paved seating and patio areas offer ideal spaces for relaxing or entertaining outdoors.

The elevated front terraces take full advantage of the impressive views across the Teifi Valley and towards the surrounding hills, while the rear garden enjoys a peaceful outlook over neighbouring countryside. Overall, the grounds are spacious enough to provide excellent outdoor living yet remain manageable for routine maintenance.
An luminium Greenhouse is already in situ for those green fingered purchasers

SUMMERHOUSE



A timber-built summerhouse positioned within the garden, providing an attractive space for relaxation, hobbies or seasonal outdoor entertaining.

SERVICES



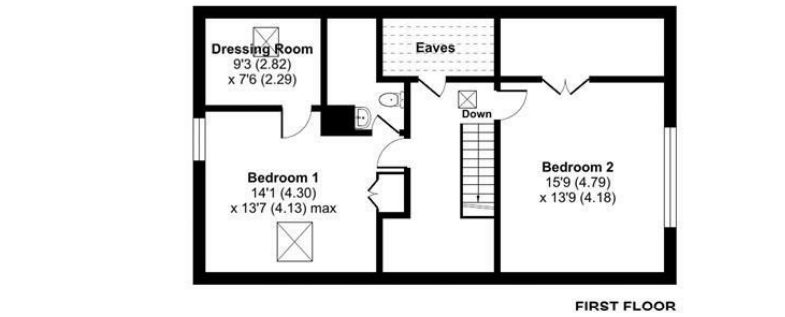
Mains water drainage and electricity. Oil fired c/h. LPG gas fire. Fibre broadband available.

COUNCIL TAX
Council Tax Band E

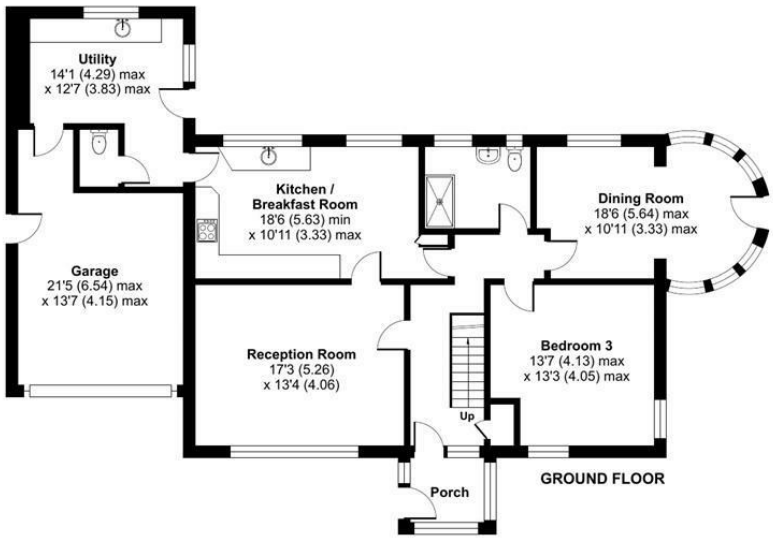
Bodlondeb, Maestir Road, Llanbedr Pont Steffan, SA48

Approximate Area = 1959 sq ft / 182 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Garage = 240 sq ft / 22.3 sq m
Total = 2253 sq ft / 209.3 sq m
For identification only - Not to scale

Denotes restricted head height

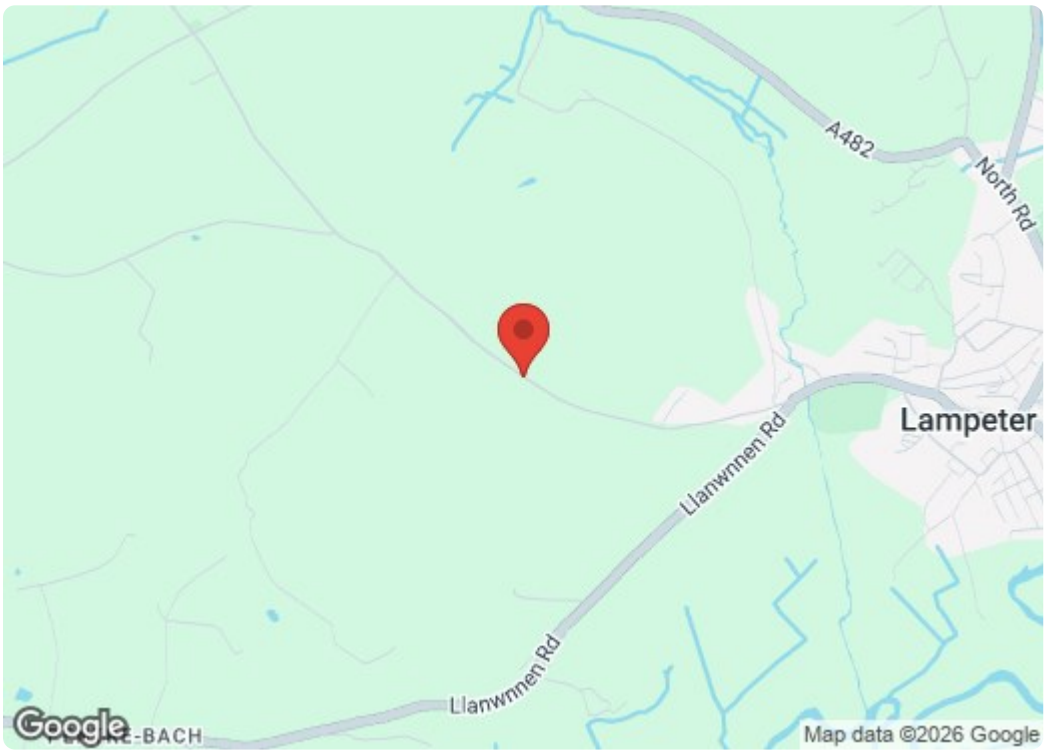


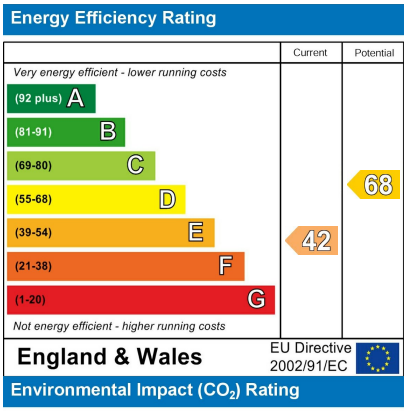
FIRST FLOOR

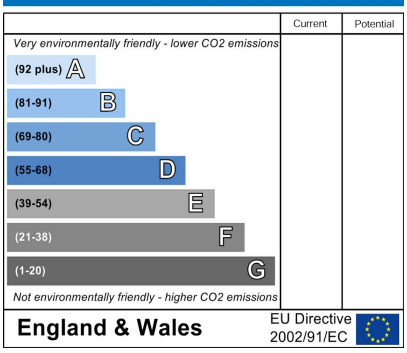


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Evans Bros Ltd. REF: 1493737







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