

*A sought after location. An unique and deceptive detached residence set in spacious grounds of approximately 0.3 of an acre. Edge of Lampeter, West Wales*



**Bodlondeb, Maestir Road, Lampeter, Ceredigion. SA48 7PA.**

**£390,000**

**REF: R/4737/LD**

\*\*\* No onward chain \*\*\* Sought after locality - Edge of Lampeter \*\*\* Breath taking views over the Teifi Valley \*\*\*  
Distinctive and unique Family residence \*\*\* 3 double bedroomed accommodation \*\*\* Recently modernised  
bathroom/shower room

\*\*\* Generous grounds of approximately 0.3 of an acre \*\*\* Integral garage with electric up and over door and workshop \*\*\*  
Well kept landscaped gardens with various lawned areas and extensive patio \*\*\* Gated driveway with ample parking and turning  
space

\*\*\* Pleasantly positioned on the renowned Maestir Road \*\*\* Walking distance to all Town amenities - especially Ysgol Bro Pedr  
School \*\*\* Potential to provide a magnificent Family home \*\*\* Viewings highly recommended



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## LOCATION



Lampeter is a popular University Town in the heart of the Teifi Valley, 12 miles inland from the Georgian and Harbour Town of Aberaeron on the Ceredigion Heritage Coast, 20 or so miles from the County Town and Administrative Centre of Carmarthen at the gateway to West Wales. Lampeter itself offers an excellent range of amenities, Primary and Secondary Education, the University of Wales Trinity Saint David Campus, a range of Leisure and Recreational facilities, Doctors Surgery, Chemists, etc.

## GENERAL DESCRIPTION



Bodlondeb is a distinctive and unique residence positioned on the outskirts of Lampeter on the renowned and sought after district of Maestir Road. The property offers 3 double bedroomed accommodation within a dormer style bungalow. The property benefits from oil fired central heating and double glazing.

Externally it sits within a generous plot of approximately 0.3 of an acre surrounded by its own landscaped gardens and a gated driveway. It offers privacy yet enjoys breath taking views over the Teifi Valley to the front and a fine rural aspect to the rear over open country fields.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Of UPVC construction with tiled flooring.

### RECEPTION HALL

With open tread staircase to the first floor accommodation, radiator, large cloak cupboard.





## LIVING ROOM

17' 3" x 13' 4" (5.26m x 4.06m). With 10ft sliding patio doors to the front patio area, feature panelled wall with an open fireplace, two radiators.



LIVING ROOM (SECOND IMAGE)



## KITCHEN/DINER

18' 9" x 11' 5" (5.71m x 3.48m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, eye level oven and grill, 4 ring electric hob with extractor hood over, radiator, two windows to the rear overlooking the garden, cloak cupboard, Trianco oil fired central heating boiler running all domestic systems within the property.



KITCHEN/DINER (SECOND IMAGE)



## UTILITY ROOM

14' 7" x 12' 5" (4.45m x 3.78m). With fitted wall and floor units, single sink with double drainer, plumbing and space for automatic washing machine, UPVC rear entrance door, tiled flooring.



## GROUND FLOOR W.C.

With low level flush w.c.

## INTEGRAL GARAGE

20' 1" x 13' 3" (6.12m x 4.04m). With electric roller shutter doors, side service door, inspection pit, electricity connected.

## INNER HALLWAY

Leading to

## BATHROOM

Being newly upgraded with a walk-in shower cubicle with double headed shower, low level flush w.c., pedestal wash basin, heated towel rail, extractor fan.



## SUN ROOM/CONSERVATORY

18' 5" x 10' 9" (5.61m x 3.28m). Formerly a Piano Room but latterly having a Conservatory extension which now offers a fantastic living space, of part UPVC construction, radiator.



## SUN ROOM/CONSERVATORY (SECOND IMAGE)



## GROUND FLOOR BEDROOM 1

13' 8" x 13' 3" (4.17m x 4.04m). With double aspect windows, radiator.





## FIRST FLOOR

### LANDING

With large undereaves storage area.



### FIRST FLOOR W.C.

With low level flush w.c., pedestal wash hand basin, housing the hot water cylinder and immersion. Having potential to provide a separate shower room.

### BEDROOM 2

16' 9" x 13' 7" (5.11m x 4.14m). With Velux roof window, radiator.



## OFFICE/POTENTIAL BEDROOM 4

7' 8" x 7' 6" (2.34m x 2.29m). With Velux roof window, radiator.



### BEDROOM 3

15' 8" x 13' 6" (4.78m x 4.11m). With side window enjoying views over Lampeter, large undereaves storage area.



## EXTERNALLY

### WORKSHOP

11' 3" x 8' 0" (3.43m x 2.44m). With electricity connected, external access only.

### SUMMERHOUSE

Of timber construction.



## MATURE GARDENS

The property enjoys an extensive plot of around 0.3 of an acre. The garden has been landscaped over many years and now provides fantastic outdoor space being private and not overlooked.

Lawned areas are positioned to the front, side and rear of the property being laid mostly to lawn with an abundance of mature trees and shrubbery. To the rear established flower beds.

To the front of the property also lies an extensive patio area that enjoys magnificent views over the Teifi Valley and Pencarreg Mountain Range.

The rear of the property backs onto open country fields and also provides a fine rural aspect. The garden provides great space for entertaining and dining.

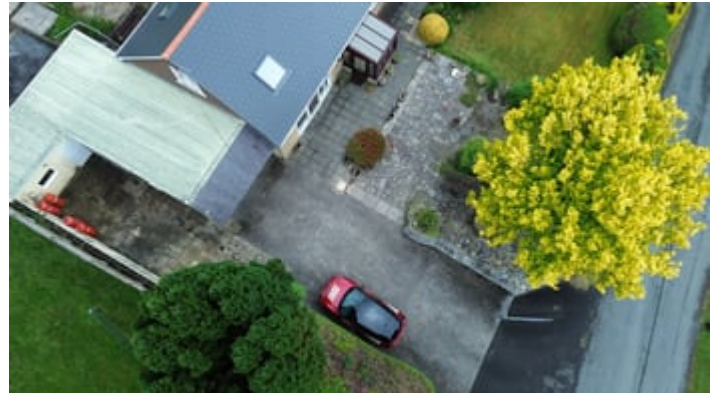


GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space for numerous vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



## **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## **COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

## **MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

**Council Tax:**

N/A

**Parking Types:** Driveway. Garage. Gated.  
Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

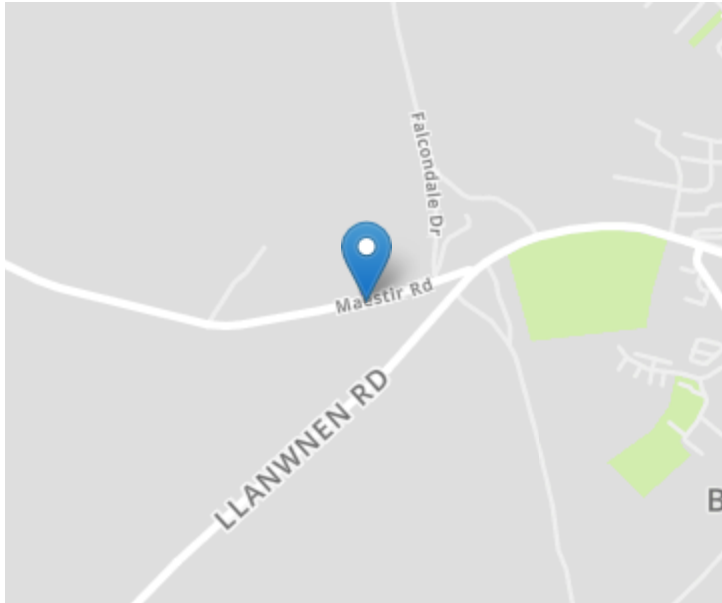
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No





### Directions

From our Lampeter Office proceed along High Street. On leaving the Town continue past Murco Petrol Filling Station on your right hand side. Shortly after take the right fork up the hill onto Maestir Road. You will find the property on your right hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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