

# EVANS BROS.

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**Maesdrem North Road, Lampeter, SA48 7HZ**

**Asking Price £225,000**

A conveniently situated & very well presented 3 bedroomed property on North Road, Lampeter, a short walking distance to town & opposite Lampeter RFC club house & playing fields. The property has been fully renovated over the years to provide light, airy & modern accommodation & has the benefit of mains gas central heating, front lawned garden & patio grounds. Ideal first time buy or retirement property!

**\*\* EARLY VIEWING ADVISED \*\***

## Location



Very conveniently situated set back from the road on North Road, Lampeter, opposite to Lampeter RFC club house & playing grounds & within a short walking distance the Market Town of Lampeter offering a good range of everyday amenities including high street shops, doctors surgery, chemists, dentists, gym and also having primary and secondary schooling together with the former Trinity St. David's University campus all within walking distance.

## Description



A very well renovated 3 bedrooomed property set nicely back from the road with the benefit of mains gas central heating & uPVC double glazing. The property would make an ideal first time buyers property or would be suitable for those looking to downsize / retire with its proximity to town & local facilities / amenities. The property affords more particularly the following -

## Front Entrance Door to -

## Reception Hallway



with under stairs storage & stairs to first floor

## Living / Dining Room

18'5" x 10'2" (5.61m x 3.10m)



With wood-burning stove on a slate hearth, oak beam, alcove shelving & a good view over the Lampeter playing fields through picture window.



## Kitchen

11'9" x 9'6" (3.58m x 2.90m)



To the rear of the property with a good range of base & wall units, including soft closing pull out corner units, mains gas hob & electric oven, single drainer sink, dual aspect windows allowing plenty of daylight to shine through, space for fridge / freezer, plumbing for automatic washing machine & tiled flooring.

## FIRST FLOOR

### Landing



with shelving & access to insulated loft with potential for conversion (subject to any necessary consents)

## Bedroom 1

10'6" x 10'5" (3.20m x 3.18m)



with picture window having view over Lampeter playing fields

## Bedroom 2

10'5" x 7'5" (3.18m x 2.26m)



with mains gas boiler

## Bedroom 3

7'7" x 5'6" (2.31m x 1.68m)



with picture window

## Bathroom

9'4" x 5'4" (2.84m x 1.63m)



A modern suite with W.C., bath with shower over, wash hand basin with base toiletries pull out units, heated towel rail, extractor fan & double glazed window / door to balcony.

## Externally



The property enjoys well kept lawned gardens to the front with a walled & fenced boundary, leading up to further patio grounds that wrap around to the rear, providing an open patio space ideal for family entertaining.

## Grounds to Side & Rear



## Store Shed



## Further Store Shed

with plumbing for automatic washing machine

## Services

Mains water, electricity & drainage, mains gas central heating.

## Council Tax Band

## Directions

What3Words: second.plug.munch

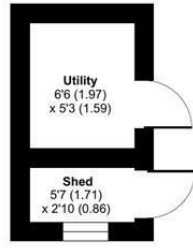
# Maesdrem, North Road, Lampeter, SA48

Approximate Area = 801 sq ft / 74.4 sq m

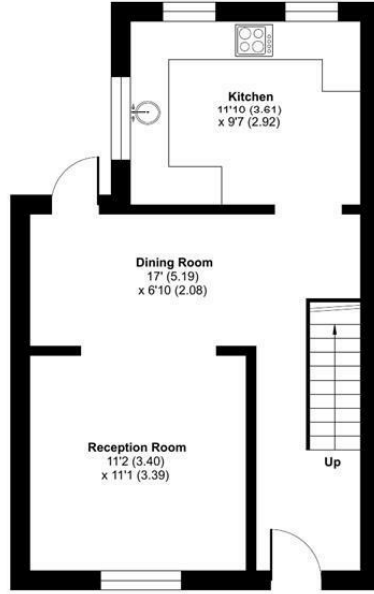
Outbuildings = 50 sq ft / 4.6 sq m

Total = 851 sq ft / 79 sq m

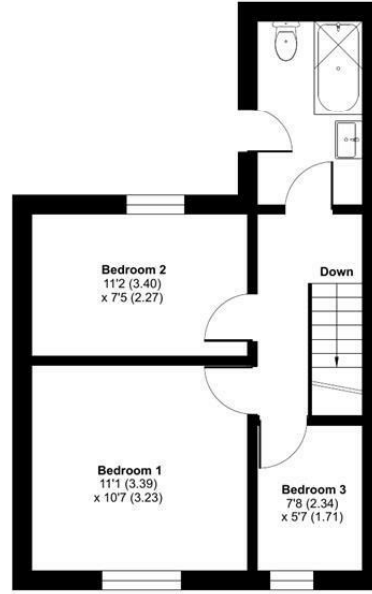
For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST 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: 1455432



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78

England & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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