

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

HEATING: Oil

ref.CF/ LLE/ JUNE/ 25

TAKEONOK/LLE/21/06/25

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Fforest Villa Llanddowror, St Clears, Carmarthenshire, SA33 4HL

- DETACHED CHARACTER HOUSE
- MASTER WITH EN-SUITE
- OPEN PLAN KITCHEN/DINING ROOM
- INCREDIBLE GARDEN
- OIL CENTRAL HEATING
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- COUNTRYSIDE VIEWS
- EPC RATING: TBC

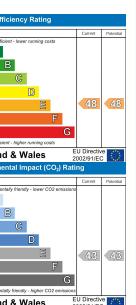
O.I.R.O £400,000

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The Agent that goes the Extra Mile



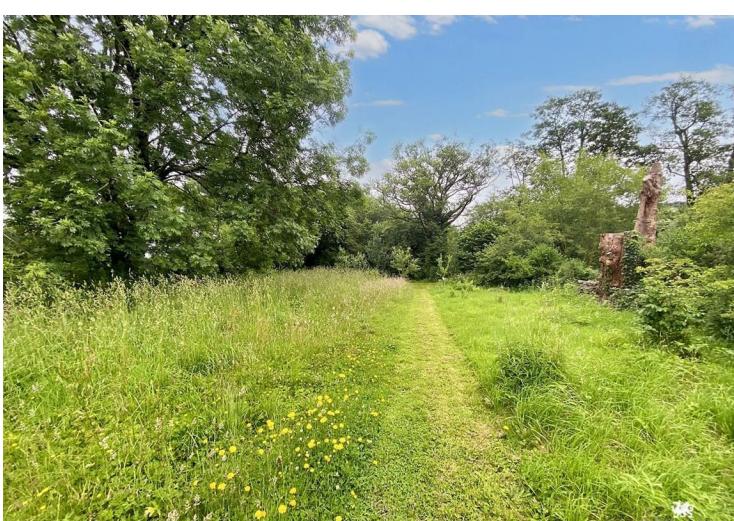


Fforest Villa is a charming and beautifully presented four-bedroom detached home, full of character and enjoys beautiful views over the surrounding countryside. Set on the edge of the attractive village of Llanddowror, this delightful property is just a short drive from the small town of St Clears, with its range of everyday amenities. Offering easy access to the county towns of Carmarthen and Haverfordwest, you are within easy reach to the popular beaches along the local coastline. Having undergone significant renovation in recent years, Fforest Villa provides a warm and welcoming home with thoughtfully arranged accommodation, perfect for modern family life.

Inside, the accommodation includes an entrance porch, two characterful reception rooms, both featuring wood-burning fires that create a cosy and inviting atmosphere, a kitchen/breakfast room ideal for family meals and entertaining, a utility room, and a cloakroom. Upstairs, there are four bedrooms including a master with en-suite facilities, alongside a family bathroom with roll top bath tub and separate walk-in shower. The property benefits from oil central heating.

The outside space is a real highlight of this property. The well-maintained gardens are designed for enjoyment by the whole family, offering patio seating areas perfect for relaxing or entertaining, a space for alfresco dining, and a designated area ideal for children's play. The garden provides a wonderful setting in which to make the most of the beautiful countryside views.

The location is equally appealing. St Clears is a thriving small market town approximately 10 miles west of Carmarthen, offering a variety of local shops, including award-winning butchers, craft centres, pubs, a post office, and a Welsh medium primary school. The town also boasts a picturesque parish church and a leisure centre that serves as a hub for local clubs and associations. Early viewing is highly recommended to appreciate everything this lovely home has to offer.



DIRECTIONS

From the roundabout at St Clears take the A477 heading toward Tenby. Turn left at the signpost for Llanddowror. Continue into the village passing the Church and take the first turning on the right (by Public toilets). Continue along this road until reaching the property on the right hand side just before leaving the village.

What Three Words: [sprinter/intent/invite](https://www.what3words.com/sprinter/intent/invite)
See our Website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.