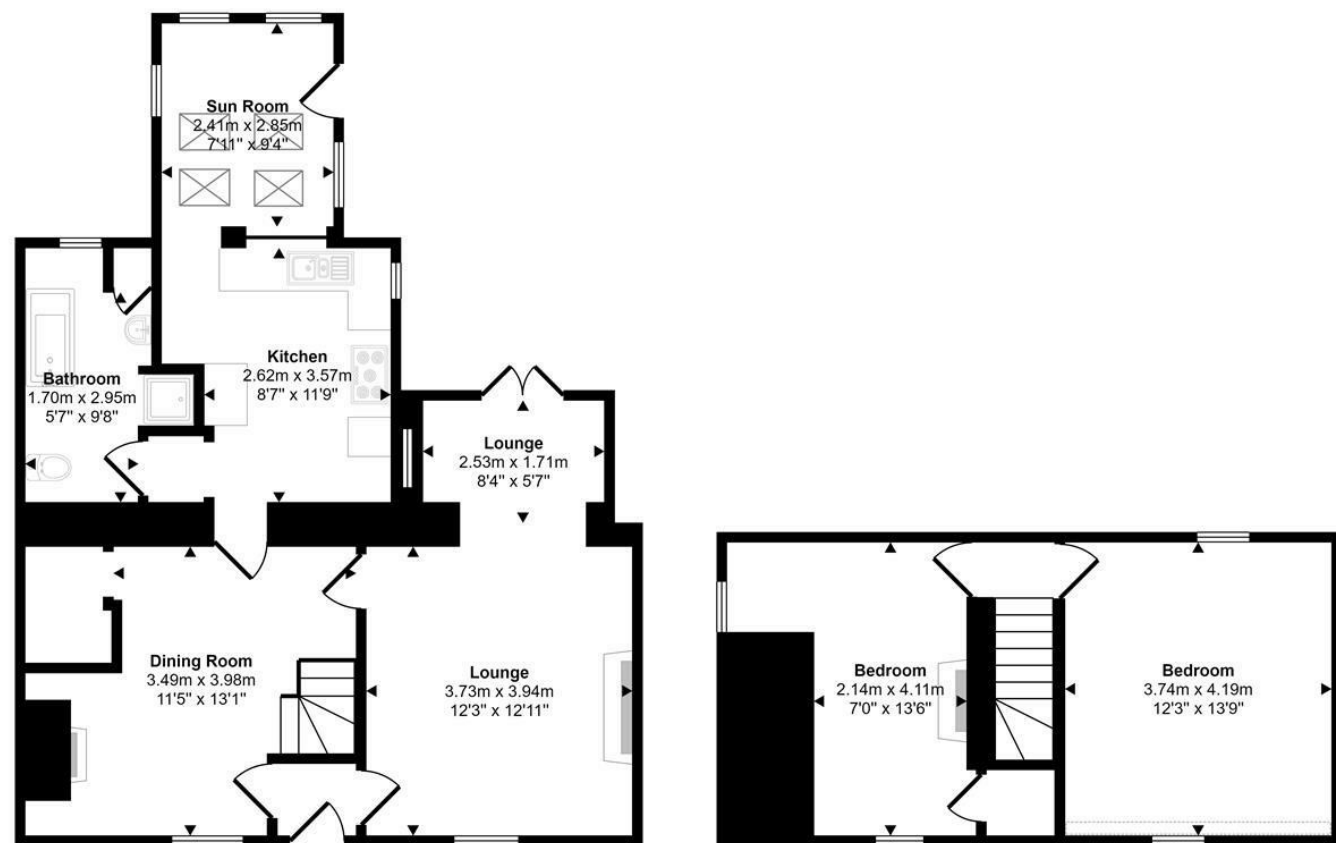


Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 70 sq m / 758 sq ft

First Floor
Approx 35 sq m / 379 sq ft

Denotes head height below 1.5m

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.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised FREEHOLD

Tax: Band E

LPG Gas heating

Mains drainage

Please note that the section of road at the front of the property does not appear to be maintained by highways and is a public bridleway.

MPO/MPO/OK/06/24

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.

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

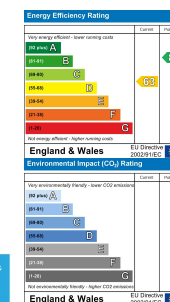


Church Cottage Llanddowror, St Clears, Carmarthenshire, SA33 4HH

- Detached Cottage
- Three Reception Rooms
- LPG Gas Heating
- Generous size garden
- Viewing Recommended
- Two Bedrooms
- No Forward Chain
- Charm & Character
- Well Appointed
- EPC Rating: D

£200,000

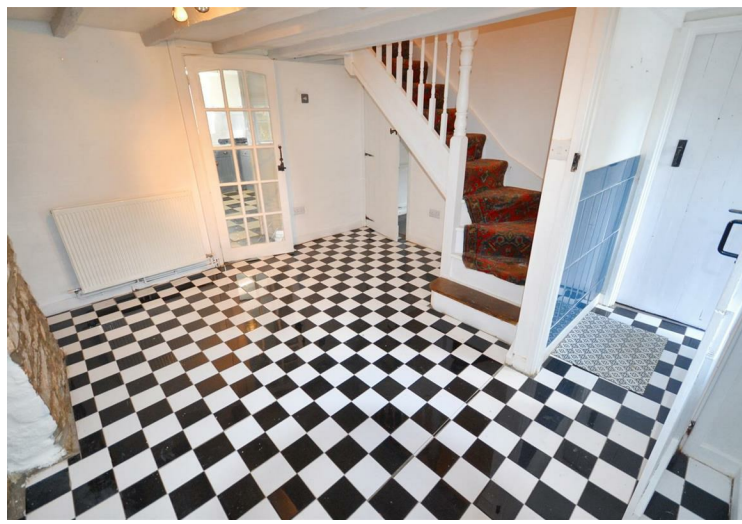
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EMAIL: narberth@westwalesproperties.co.uk TELEPHONE: 01834 860900

The Agent that goes the Extra Mile





CHARM AND CHARACTER Situated in the pleasant village of Llanddowror and short drive to the small town of St Clears and local beaches, early viewing is highly recommended to appreciate this detached two bedroom cottage that is full of charm and character and benefits from no forward chain.

The property is extremely well appointed with the accommodation briefly comprising. Entrance porch, lounge, dining room, sun room, kitchen, two bedrooms and bathroom.

Externally: Generous size rear garden, workshop and shed.

LOCATION:
The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



- | | |
|-----------------------|--------------------|
| Entrance Porch | FIRST FLOOR |
| Lounge | Landing |
| Dining Room | Bedroom |
| Kitchen | Bedroom |
| Sun Room | |
| Bathroom | |



DIRECTIONS
From the roundabout at St Clears take the A477 heading towards Tenby. Continue along this road and turn left signpost for Llanddowror, continue into the village and turn right just before the Church where the property can be found immediately on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.