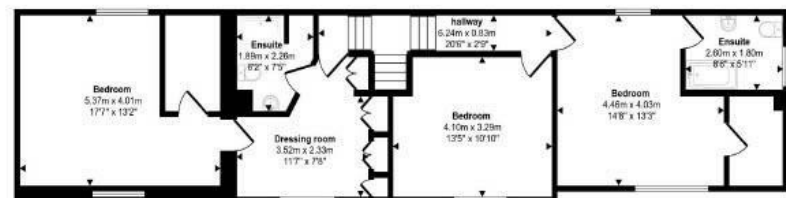


Ground Floor
Approx 117 sq m / 1256 sq ft

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 errors, omissions or mis-statements. Views of items such as bathrooms are representative only and may not look like the real items. Made with Made Simple 360.



First Floor
Approx 85 sq m / 911 sq ft

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Outbuilding 4
Approx 35 sq m / 374 sq ft

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Outbuilding 1
Approx 20 sq m / 214 sq ft

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Shed
Approx 9 sq m / 96 sq ft

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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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655

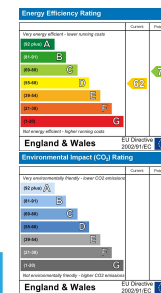


Picton Cottage Llanddowror,, St. Clears, Carmarthen, SA33 4HJ

- DETACHED HOUSE
- THREE BEDROOM
- THREE RECEPTION ROOMS
- TWO ENSUITES & DOWNSTAIRS SHOWER ROOM
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- ANNEXE
- OUTBUILDINGS & WORK SHOP
- HEATING-
- EPC-D

Offers In Excess Of £425,000

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



We Say...

Welcome to this beautifully presented detached house, offering a versatile and modern lifestyle complete with a self-contained annexe and extensive external facilities. Perfectly blending style, comfort, and practical living space, this exceptional property provides flexible accommodation ideal for modern family living.

Inside, the property boasts three generously proportioned bedrooms alongside three versatile reception rooms that are perfect for relaxing, entertaining, or family gatherings. High-end finishes continue throughout the home, which benefits from two ensuites and a convenient downstairs shower room. In addition, the self-contained annexe provides a fantastic space complete with its own open-plan living area and kitchen facilities, making it ideal for extended family or guests.

Externally, the property continues to impress with off-road parking and beautifully maintained grounds featuring manicured lawns, raised borders, and a covered outdoor seating veranda for alfresco dining. Furthermore, a large, fully-equipped workshop and additional outbuildings offer incredible potential for hobbies, storage, or home-working.

Viewing is highly recommended to fully appreciate everything this unique and versatile home has to offer



DIRECTIONS

From our offices on Dark Gate in Carmarthen continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242. At the next roundabout, take the second exit onto the A40 and continue for approximately 8.7 miles. At the roundabout, take the first exit onto the A477, continue for approximately 1.4 miles, then turn left. The property will be on your left.
what3words:///tender.cover.regularly

GENERAL INFORMATION

GENERAL INFORMATION
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.
TAX: Band: D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/DRAFT/03/26

LOCATION AERIAL VIEW

