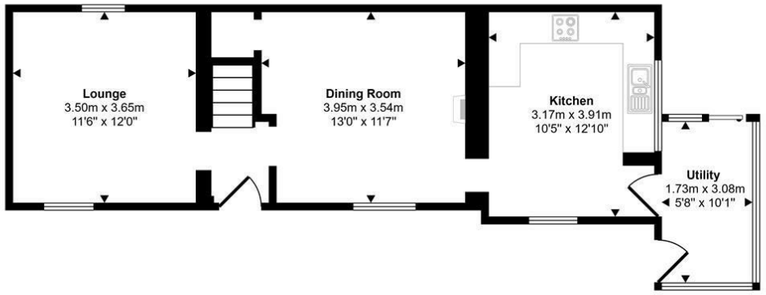
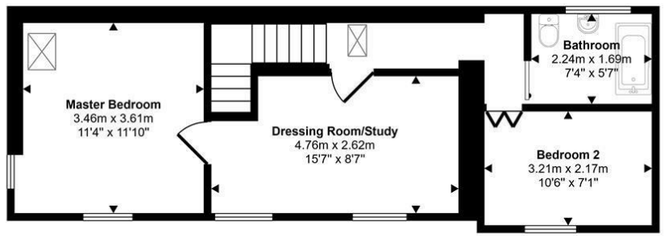
Approx Gross Internal Area
98 sq m / 1060 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 47 sq m / 507 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 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 'C'
HEATING: Oil

ref: MO /LLE /JUNE/ 25/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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,

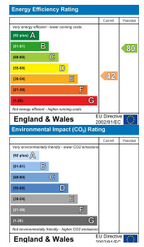
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

Elim Chapel House Llanddowror, St Clears, Carmarthenshire, SA33 4JA

- DETACHED RIVERSIDE HOUSE
- TWO/THREE BEDROOMS
- UTILITY ROOM
- REAR GARDEN
- OIL CENTRAL HEATING
- CHARACTER FEATURES
- TWO RECEPTION ROOMS
- IDEAL FAMILY HOME
- OFF ROAD PARKING
- EPC RATING: E



£210,000

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

The Agent that goes the Extra Mile

A brilliant opportunity to acquire a charming riverside detached house, situated in the outskirts of Llanddowror, St Clears. The characterful home retains many original features throughout, and offers a warm and welcoming atmosphere. Just a short drive away from the centre of St Clears, the property is conveniently located close to an array of amenities. Viewing is highly recommended to appreciate its setting!

Set within a mature woodland setting next to the river, the property would suit a small family or those looking to immerse themselves in nature. The ground floor accommodation comprises; living room with exposed beams and stone work, the formal dining room with a feature fireplace, a kitchen with a range of fitted appliances, and a utility room. The first floor provides the family bathroom, and two double bedrooms, with an additional bedroom area accessed via bedroom one. This space offers versatile accommodation, and would make an ideal master bedroom with dressing room or even a nursey. The property also benefits from UPVC double glazing and oil central heating.

Externally, there is ample off road parking available, with shared side access with the Chapel leading to the rear garden. The river Taf flows through the mature garden, proving a serene and tranquil setting. Mainly laid with lawn, there is also a patio area which provides space for outside seating. You can really envision those summer evenings relaxing with family and friends.

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.

DIRECTIONS

From the roundabout at St Clears take the A477 heading towards Tenby. Continue along this road and turn left signpost for Llanddowror. Pass through the village, staying on the main road. The property will be located next to Elim Chapel on the left hand side.
What/Three/Words:///teamed.swatting.scoots

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