



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

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## Noddfa Llanddowor, St Clears, Carmarthenshire, SA33 4HJ

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING TO FRONT AND REAR
- GARDEN
- HEATING - OIL
- FIVE BEDROOMS
- BEAUTIFULLY PRESENTED
- WORKSHOP WITH SEPARATE VEHICLE ACCESS
- VILLAGE LOCATION
- EPC -

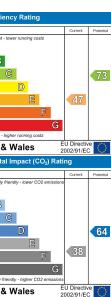
£385,000

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## We Say...

Situated in the village of Llanddowror, this beautifully presented property offers highly versatile accommodation extending to approximately 304 sq m (3,273 sq ft), making it well suited to larger families, multi-generational living or those seeking adaptable living and working space within one setting.

The accommodation is arranged over two floors and includes five double bedrooms in total, with one double bedroom located on the ground floor and four further double bedrooms to the first floor. This arrangement provides excellent flexibility for family living, guest accommodation or ground-floor living if required, while also lending itself well to multi-generational occupancy.

The ground floor comprises a lounge, dining room, kitchen, garden room, utility area, storage rooms, WC and the ground-floor double bedroom. The overall presentation reflects a property that has been well maintained and thoughtfully cared for, creating a home that is ready for immediate occupation while still offering scope for individual requirements.

To the first floor are four double bedrooms along with bathroom facilities, all presented to a high standard and arranged to suit the needs of a larger household.

Externally, the property benefits from off-road parking for multiple vehicles, with driveways positioned to both the front and rear. A separate gated vehicle access at the end of the garden provides direct access to the workshop, offering an excellent solution for those requiring vehicle storage, workspace or hobby facilities. The workshop further enhances the flexibility of the property and may suit a variety of uses, subject to any necessary consents.

Located within a popular village setting while remaining accessible to surrounding towns and amenities, this is a rare opportunity to acquire a beautifully presented home offering scale, flexibility and multi-generational living potential within Llanddowror.



## DIRECTIONS

From our office in Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane (B4312) and at the roundabout take the second exit onto the A4242. Continue to the next roundabout and take the second exit onto the A40, following this road before taking the first exit at the roundabout onto the A477. After approximately 1.4 miles, turn left, where the destination will be found on the left hand side.

## 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.

COUNCIL TAX: Band

HEATING: Oil

CFP/CFP/ JAN 26 DRAFT

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## LOCATION AERIAL VIEW

