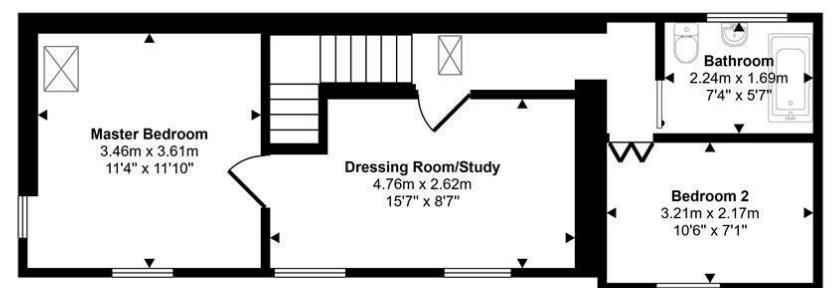


Ground Floor
Approx 51 sq m / 553 sq ft



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

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01267 236655
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Elim Chapel House Llanddowror, St Clears, Carmarthenshire, SA33 4JA

- FOR SALE BY AUCTION
- TWO/THREE BEDROOMS
- UTILITY ROOM
- REAR GARDEN
- OIL CENTRAL HEATING
- DETACHED RIVERSIDE HOUSE
- TWO RECEPTION ROOMS
- CHARACTER FEATURES
- OFF ROAD PARKING
- EPC RATING: E

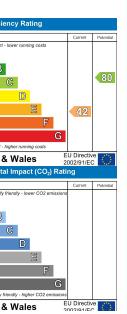
By Auction £170,000

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The Agent that goes the Extra Mile





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.