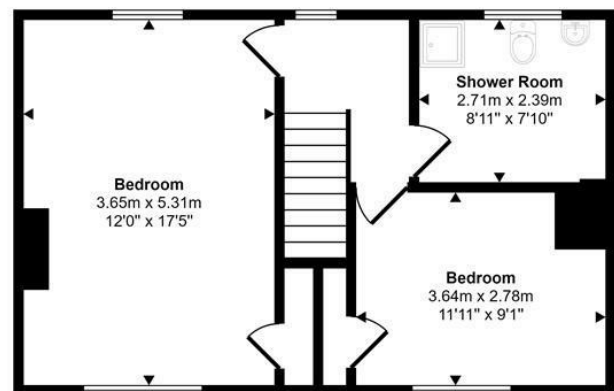


Ground Floor
Approx 60 sq m / 649 sq ft



First Floor
Approx 45 sq m / 485 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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band C

MPO/MPO/OK/04/23

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.

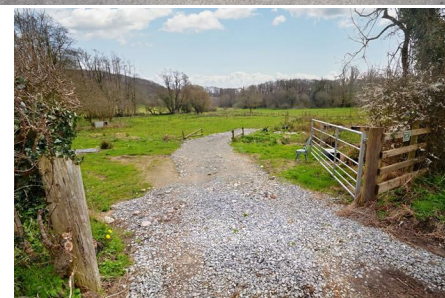
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

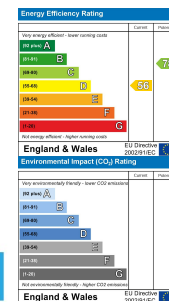


Gwynfa Llandowror, St Clears, Carmarthenshire, SA33 4HJ

- Semi Detached House
- Spacious Accommodation
- Large Garden
- Good Size Workshop
- Pleasant Location
- Two/Three Bedrooms
- Very Well Presented
- Approximately 6 Acres
- Ample Driveway Parking
- EPC Rating: D

Price Guide £340,000

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The Agent that goes the Extra Mile





Gwynfa is a beautifully presented property benefiting from approximately 6 acres of land situated in the pleasant village of Llanddowror and short drive to the small town of St Clears and local beaches. The property has recently undergone modernisation, offering spacious living accommodation that briefly comprises of: Entrance hallway, lounge, kitchen/diner, utility room, cloakroom/wash room, dining room/bedroom 3. On the first floor there are two double bedrooms and a shower room. The property offers ample driveway parking and a large garden to the rear that also benefits from a new workshop, Polytunnel and storage shed. Early viewing is highly recommended to appreciate this delightful home.

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 Hall | FIRST FLOOR |
| Dining Room/Bedroom | Landing |
| Lounge | Bedroom |
| Kitchen/Diner | Bedroom |
| Utility Room | Shower Room |
| Cloakroom/Washroom | |



DIRECTIONS
From the roundabout at St Clears take the A477 heading towards Tenby. Continue along this road and turn left signpost for Llanddowror, continue through the village passing the Picton Hotel on the right. Continue a short distance further until reaching the property on the right hand side.
What3words: ///zone.divider.deranged

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