



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised FREEHOLD
Tax: Band E

MPO/MPO/OK/10/22

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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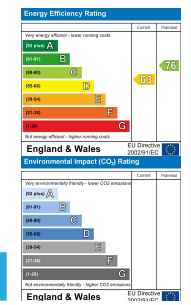


Sycamore House Llanddowror, St Clears, Carmarthenshire, SA33 4HJ

- Detached House
- Two Reception Rooms
- Conservatory
- Double Garage
- Pleasant Location
- Four Bedrooms
- Nicely Presented
- Good Size Garden
- Ample Driveway Parking
- EPC Rating: D

£375,000

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The Agent that goes the Extra Mile





*****NEW PRICE ON PROPERTY*****

Sycamore House is a nicely presented four bedroom detached house offering ample accommodation situated in the pleasant village of Llanddowror and short drive to the small town of St Clears and local beaches. The property offers split level living accommodation and benefits from a good size garden, double garage and ample driveway parking. Early viewing is highly recommended to appreciate this unique property that briefly comprises: Ground Floor: Entrance hallway, four bedrooms, Master En-suite and family bathroom. First Floor: Kitchen/breakfast room, utility room, dining room, conservatory, study and cloakroom. Externally: The garden has been well maintained and benefits from decked patio areas that take full advantage of the village views.

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 Hallway

Master Bedroom

15'11" x 10'4" into recess (4.876 x 3.165 into recess)

En-suite

7'0" max x 6'5" (2.136 max x 1.966)

Bedroom

11'9" x 10'6" into recess (3.583 x 3.214 into recess)

Bedroom

12'0" x 10'5" (3.659 x 3.181)

Bedroom

12'0" x 7'1" (3.675 x 2.167)

Bathroom

10'4" x 6'7" (3.166 x 2.024)

FIRST FLOOR

Landing

Lounge

17'10" x 11'11" (5.454 x 3.657)

Conservatory

24'0" max x 7'4" max (7.334 max x 2.242 max)

Dining Room

10'7" x 10'4" (3.232 x 3.168)

Kitchen/Breakfast Room

15'0" x 10'6" (4.580 x 3.207)

Utility Room

10'4" x 6'7" (3.160 x 2.014)

L Shape Study

12'0" max x 10'5" max (3.663 max x 3.193 max)

Cloakroom

5'10" x 3'1" (1.794 x 0.945)

Double Garage

18'2" x 18'1" (5.545 x 5.516)



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 until reaching the property on the left hand side.

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