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01239 712760 | info@housesforsaleinwales.co.uk



Gwynfa, Llanddowror, St Clears, Carmarthen SA33 4HJ

Guide Price £325,000





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£325,000**

- ❖ 3 Bed Semi With 5.8 Acres Of Land
- ❖ The Acreage Is 180m Away From House
- ❖ Very Well Presented House
- ❖ House Has Large Gardens
- ❖ River Boundary On Land
- ❖ Plenty Of Off Street Parking
- ❖ Land Split Into Paddocks
- ❖ Energy Rating tba

Property Description

This is a very well presented and spacious 3 bed semi detached house, itself set in large grounds to the front and rear but also having around 5.8 acres of level pastureland just 180 m along the road from the house and all situated in the popular little village of Llanddowror, itself just a short drive to the beaches of Pendine and Tenby. In the house there is a modern kitchen leading into a good sized lounge with woodburner, a bathroom with roll top bath, a utility, a sitting / dining room, on the first floor there are 3 bedrooms, the master being quite large. The house itself has lots of off street parking space to the front with large lawned gardens to the rear with a polytunnel, greenhouse and outbuilding all included. The land is accessed through a galvanised gate off the road and is split into a number of individual paddocks and is currently used for grazing sheep, growing vegetables and for keeping bee hives. The land itself has a lovely river along its boundary as can be seen from the pictures and in the summer it must be a lovely spot to chill out and enjoy the natural world. This is a cracking little Smallholding and is perfect for those buyers wanting a house to move straight into without work and to enjoy lots of outside space both around the house and a few yards down the road.

Accommodation

Entrance via UPVC double-glazed door into:

Hallway

With staircase to first floor, door off to:

Sitting Room 10' 0" x 11' 11" (3.06m x 3.62m)

With UPVC double-glazed window to the front, attractive fireplace with grate, radiator.

Lounge 17' 2" x 11' 11" (5.23m x 3.62m)

With UPVC double-glazed window to the front, radiator, wood-burning stove, French doors out to rear patio and gardens, door through to:

Bathroom

With frosted UPVC double-glazed window to the rear, pedestal wash hand basin, roll top bath, high-level flush WC, tiled flooring, radiator.

Kitchen 11' 2" x 14' 9" (3.41m x 4.50m)

An attractive modern kitchen with a good range of wall and base units, "Kenwood" gas cooking range, space and plumbing for dishwasher, tiled flooring, radiator, tiled splash back, 2 UPVC double-glazed windows to the front and rear, large "Kenwood" American style fridge/freezer (included), UPVC double-glazed door out to side, oil-fired floor-standing boiler, useful shelved pantry.

First Floor

Accessed via staircase in hallway and giving access to:



Landing Area

With UPVC double-glazed window to the rear, access to loft space, doors off to all bedrooms including:

Master Bedroom 17' 3" x 12' 0" (5.25m x 3.66m) into recess

With double aspect UPVC double-glazed windows to the front and rear, two radiators, feature cast iron fireplace, built-in wardrobe.

Bedroom 2 9' 3" x 12' 0" (2.82m x 3.67m) into recess

With UPVC double-glazed window to the front, radiator, built-in wardrobe.

Bedroom 3 8' 11" x 7' 9" (2.72m x 2.36m)

With UPVC double-glazed window to rear, radiator.

Externally

To the front of the house there is a large off street parking area for several cars and to the rear there are extensive lawned areas with a polytunnel, greenhouse and outhouse (all included). The land of some 5.8 acres is a short stroll away some 180 metres or so from the house.

The Land

The land is around 5.8 acres all in and split into various sized enclosures, is predominantly flat with a pretty river boundary with a small piece of woodland and is accessed via a gate from the roadway. On the land there is a caravan for storage, some beehives and a vegetable growing area and our client run 5 sheep on the land.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre

Services: Mains electricity, mains water and mains drainage, oil-fired central heating.

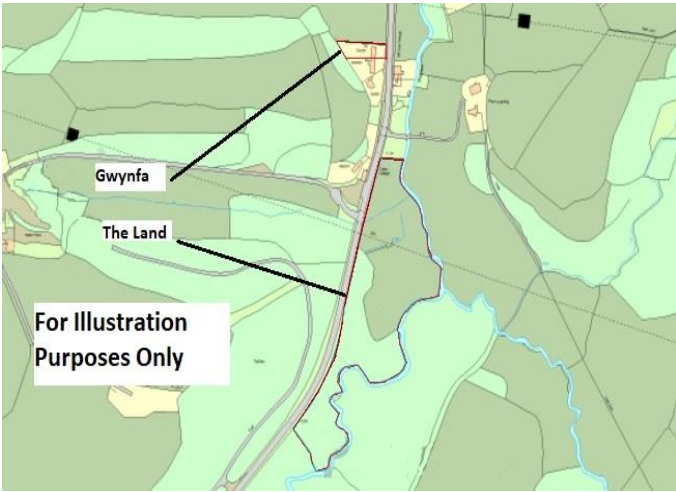
Council Tax: Band C, Carmarthenshire County Council (2021/22 charge: £1502.23)

Directions

From Carmarthen, take the A40 west until you reach St Clears. At the roundabout, take the A477 towards Tenby - go past The Savoy Country Inn on your left and take the left-turn for Llanddowror. Proceed through the village, past The Picton Hotel on the right and Gwynfa is the next property on the right-hand side and denoted by our For Sale board.









These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

10 High Street, Cardigan, Ceredigion SA43 1HJ
1 Cawdor Terrace Newcastle Emlyn Carmarthenshire SA38 9AS
01239 712760 | info@housesforsaleinwales.co.uk

