



## Picton Cottage Llanddowror, St. Clears, SA33 4HJ

**Offers in the region of £480,000**

Located in the village of Llanddowror, St. Clears, this immaculate detached house offers a perfect blend of comfort and style. Spanning an impressive 2,045 square feet, the property boasts 4 spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. With three well-appointed bedrooms and 2 en-suites, this home provides ample space for a growing family.

The heart of the home is undoubtedly the exquisite handmade kitchen, which is both functional and aesthetically pleasing. Adjacent to the kitchen, a convenient utility/shower room adds to the practicality of the layout. The property also features a self-contained annex, perfect for guests or as a private office space.

The house is equipped with triple glazed windows and oil central heating, ensuring warmth and energy efficiency throughout the year. The easy-to-maintain garden offers a delightful outdoor space, there is a spacious workshop together with off road parking.

Situated just 11 miles from Carmarthen and a mere mile from St. Clears, this property enjoys a tranquil village location while still being within easy reach of local amenities. Additionally, the stunning Pembrokeshire coast is close by, providing opportunities for coastal walks and outdoor adventures.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY



Stairs to first floor and doors of to Kitchen & Study.

**STUDY** 10'7" max x 11'10" max (3.23m max x 3.61m max)

Window to front elevation, radiator and panelling to dado height and built in bookshelves.



### MUSIC/CINEMA ROOM 21'7" x 16'6" (6.58m x 5.05m)



2 Radiator and windows to front and rear elevations.



KITCHEN 12'2" x 12'2" (3.72m x 3.71m)



The kitchen is fitted with a stunning range of hand made wall and base units, including a central island, made of Baltic Birch plywood cabinets with American White oak doors and finished with American Black Walnut worksurfaces. Incorporated in the units are Neff appliances which include an induction hob, 2 eye level ovens, microwave, coffee machine, dishwasher and freezer.

Single bowl single drainer stainless steel sink units, space for a freestanding fridge/freezer, dresser unit, radiator and window to front elevation. Understairs storage cupboard and doors off to living room and sun room.



DINING/FAMILY ROOM 20'9" x 7'7" (6.33m x 2.33m)



2 Velux windows and window to rear, radiator and double exterior doors to rear. Door to utility/shower room.



UTILITY/SHOWER ROOM 8'2" x 7'7" (2.51m x 2.32m)



Vanity unit and WC, shower enclosure plumbing for washing machine, radiator and window to rear.  
'Grant' oil fired boiler.

LIVING ROOM 21'7" x 16'6" (6.58m x 5.05m)



Windows to front and rear, 2 radiator and a log burning stove set on a slate hearth with mantle over.



FIRST FLOOR

Landing with window to rear, radiator and doors off to.....

MASTER BEDROOM SUITE

Comprises the following....

DRESSING ROOM 11'1" max x 10'5" max (3.38m max x 3.19m max)



Window to front and radiator, hand made range of fitted wardrobe along one wall providing excellent storage and hanging space. Doors off to En-suite and bedroom



## EN-SUITE



With shower enclosure, WC and vanity unit, heated towel rail and wall lights.

**BEDROOM 17'3" max x 13'1" max (5.28m max x 4.01m max)**



Windows to front and rear, 2 radiators. ceiling fan light, dado rail and a spacious walk in wardrobe



**BEDROOM 2 13'11" max x 12'5" max (4.26m max x 3.81m max)**



Windows to front and rear, 2 radiators.  
Large walk in airing cupboard with fitted shelves and hot water cylinder.  
Door to en-suite bathroom



**EN-SUITE 8'3" x 5'7" (2.53m x 1.71m)**



WC and vanity unit, panelled bath with shower over and shower screen, window to side elevation, wall lights and radiator.

BEDROOM 3 13'0" x 10'5" (3.97m x 3.20m)



Window to front and radiator, access to loft space.



LIVING ROOM 11'9" x 12'11" (3.60m x 3.95m)



Panelling to dado height, window to front and rear, wall lights and 2 radiators

#### ANNEXE



Self contained annexe ideal as overflow accommodation but would also make an ideal studio or office for prospective buyers who work from home. The annex has separate heating from the main house which is run of LPG and accommodation that comprises:



## BEDROOM/KITCHEN 9'8" x 12'11" (2.97m x 3.95m)



Wall and base units incorporating a stainless steel sink unit, cupboard housing the 'Glow Worm' central heating boiler. Bedroom area is fitted with shelving units and hanging space, panelled walls with built in bedside cabinets.

Windows to front and rear, radiator and door to shower room



## SHOWER ROOM



Shower enclosure, vanity unit and WC, heated towel rail, wall lights, radiator and tongue and groove panelling to dado height.

## WORKSHOP 20'2" 15'7" overall (6.17m 4.76m overall )



Double entrance door and a further side access door Power and light connected , work bench and double glazed window

Adjoining Garden shed 3.84m x 2.25m

## COVERED SEATING AREA



Power and light connected, (Furniture available to be purchased by separate negotiation if required)

## THE GROUNDS

Double gated access opens into driveway providing off road parking. Steps lead up to the side garden which is laid to lawn with well stocked borders. Paved pathway runs along the rear of the property which leads to the annexe. Further gated access leads to the annexe off the main road with decorative gravelled area to the front





to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

#### OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

#### CONTACT NUMBERS

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e mail [sales@bj.properties](mailto:sales@bj.properties)

#### SERVICES

Main water, electric and drainage

Oil central heating with LPG heating in the annexe

Ventilation- DriMaster PIV system through the house

Triple glazed windows throughout as well as new electrics and plumbing

#### COUNCIL TAX

We are advised that the Council Tax Band is D

#### FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires

## Floor Plan



TOTAL FLOOR AREA: 2307 sq.ft. (214.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.