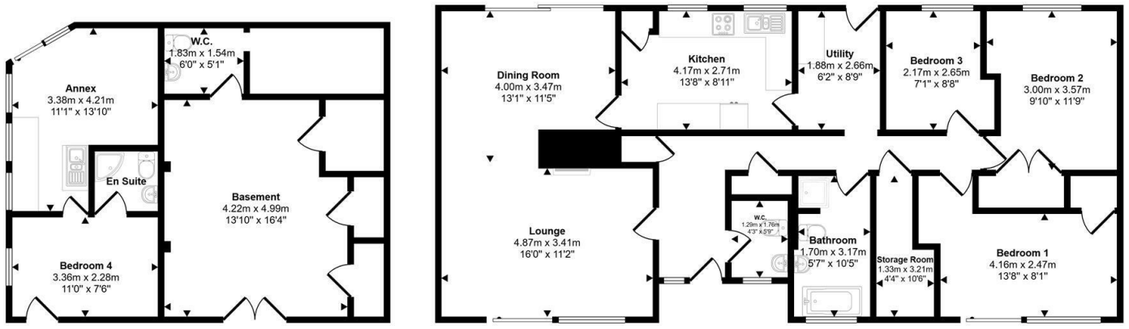
Approx Gross Internal Area
165 sq m / 1773 sq ft



Lower Ground Floor
Approx 56 sq m / 606 sq ft

Ground Floor
Approx 108 sq m / 1167 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 'F'
HEATING: LPG Gas

ref: BS/ LLE/ NOV / 25
TAKEONOK/15/12/25/LLE

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

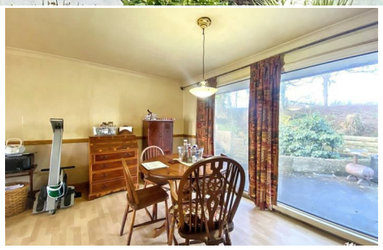
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



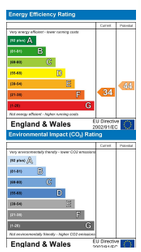






Tara Stoneway Road, Laugharne, Carmarthen, SA33 4SU

- DETACHED BUNGALOW
- FAR REACHING CASTLE AND ESTUARY VIEWS
- BRILLIANT INVESTMENT
- SELF CONTAINED ANNEX
- BASEMENT WITH DEVELOPMENT POTENTIAL
- SOUGHT AFTER COASTAL VILLAGE
- DRIVEWAY PARKING
- WRAP AROUND GARDEN
- LPG GAS HEATING
- EPC RATING: F



£395,000

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



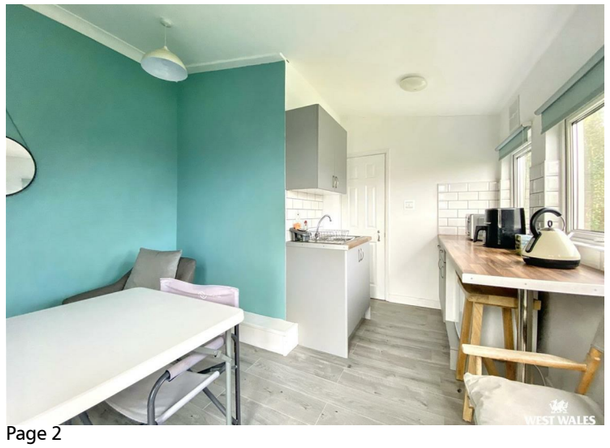


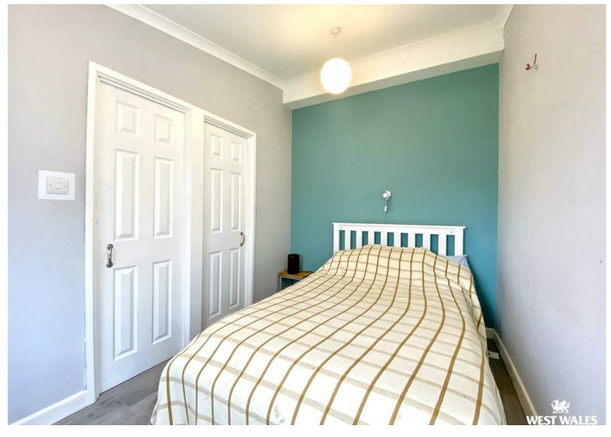
















Proudly situated in a prime elevated position on Stoneway Road, Laugharne, this detached bungalow boasts panoramic views over the historic Laugharne Castle, town and estuary. Truly a rare opportunity, the property also benefits from its very own one bedroom annex, which also overlooks the coast. A basement also offers further development potential, making the property a brilliant investment. Ideal for those looking to put their own stamp on a property, there is endless potential. Viewing is highly recommended to appreciate it beautiful setting!

Upon entering the bungalow into the entrance hall with a w/c, there is also ample storage built in throughout. The accommodation comprises; the living room with lovely coastal views, and flows around into a dining area. Leading through into the kitchen with a range of fitted appliance, a utility area also provides access onto the rear patio. There is also a family bathroom, the master bedroom which boasts those idyllic views, and two further bedrooms. The annex is located on a lower ground floor accessed via a separate entrance, and accommodates; a double bedroom with en-suite shower room, and a contemporary open plan kitchen/living/diner. Patio doors open out on the a low maintenance patio area, offering a great space to relax and enjoy the outlook. A basement which is situated on the same level as the annex, also provides further development potential. Currently used as a storage room, it would make a brilliant workshop space and also has a w/c. The property benefits from UPVC double glazing and has LPG gas central heating.

Accessed via a private lane which leads up to the rear of the property, there is ample driveway parking. Steps also lead up to the property if you want to access off the lane to the front. Centrally located on the plot, a low maintenance garden wraps around the property. Offering various seating areas ideal for dining al fresco, there is also a lawned area to the front.

The property is located in Laugharne, boasting independent stores and pubs full of charm as well as beautiful walks and views due to its position on the estuary of the River Taf. Most famous for being the home of Dylan Thomas from 1949 until his death in 1953, Laugharne is thought to have been the inspiration for the fictional town Llareggub in Under Milk Wood. The township is also located along the All Wales Coast Path which has a total length of 870 miles and spans the entire coastline of Wales. Along the path you can enjoy spectacular scenery, from soaring cliffs to golden sands.







DIRECTIONS

From our office in Carmarthen, follow Lammas St, Morfa Ln/B4312 and A4242 to A40. Follow A40 to High St/A4066 in Saint Clears. Take the A4066 exit from A40. Follow A4066 for around 5 miles. As you pass through the centre of Laugharne by the castle, turn right on The Grist. Continue up Stoneway Road up the hill. Turn left onto the private lane and follow it around to the end, where the parking is located.
What/Three/Words:///trumped.various.hairspray

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