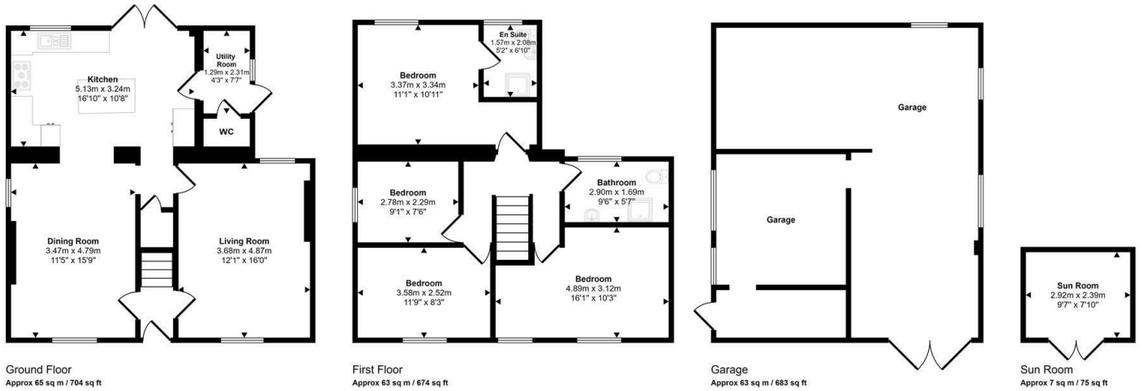
Approx Gross Internal Area
198 sq m / 2136 sq ft



Ground Floor
Approx 65 sq m / 704 sq ft

First Floor
Approx 63 sq m / 674 sq ft

Garage
Approx 63 sq m / 683 sq ft

Sun Room
Approx 7 sq m / 75 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.

GENERAL INFORMATION
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.
TAX: Band
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

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.

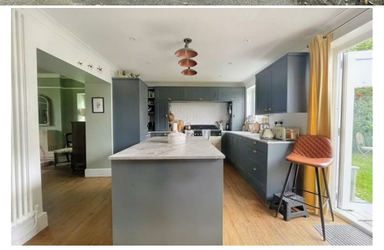
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

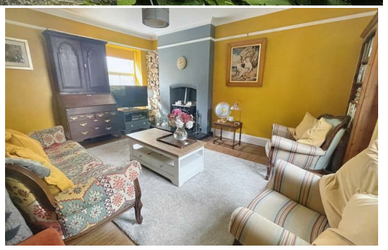
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



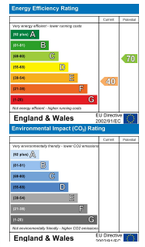






Uwch Y Niwl Laugharne, Carmarthen, Carmarthenshire, SA33 4QS

- DETACHED HOUSE
- DETACHED GARAGE
- OPEN PLAN KITCHEN/DINER
- FRONT AND REAR GARDEN AND OFF ROAD PARKING
- HEATING : LPG GAS
- FOUR BEDROOMS
- SUNROOM/OFFICE
- 0.37 ACRES APPROXIMATELY
- POTENTIAL BUILDING PLOT STP
- EPC RATING: E



Offers In The Region Of £450,000

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





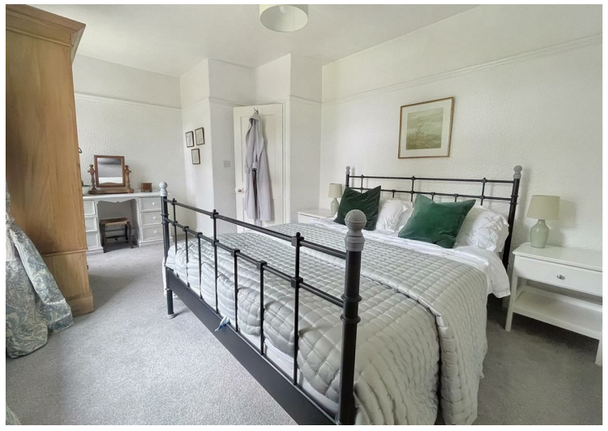














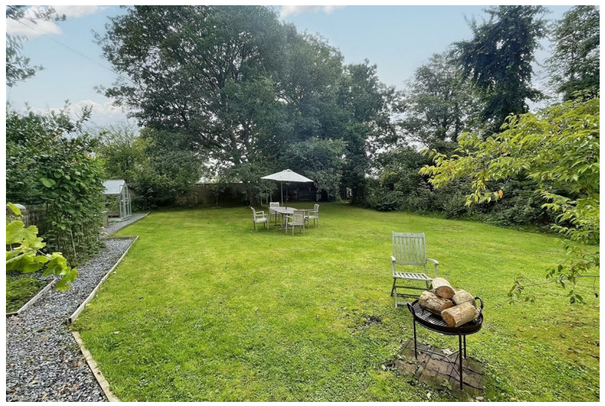


A fantastic opportunity to purchase this beautifully refurbished in 2022 four bedroom detached property in the sought after location of Laugharne close to local amenities with good transport links.

The property offers many character features including wood burners yet with a modern twist. We highly recommend viewing the property to fully appreciate all it has to offer, as it has the wow factor as soon as you open the door and really is a hidden gem.

The property briefly comprises; entrance hall, living room with log burner perfect for cosy nights in, open plan dining / kitchen with French doors leading out to the rear garden, utility room with door leading out to the parking area. Upstairs the property offers four bedrooms, with the master bedroom benefiting from en-suite, and family bathroom with walk in shower. The property sits in 0.37 acres approximately.

Externally the property benefits from off road parking for multiple vehicles, an electric car charging point and lawned area to the front. The property has a detached garage and workshop with room for 3 cars in there. To the rear the property offers sitting area which would make a perfect spot for your morning coffee, lawned area surrounded by a good selection of mature trees and shrubs, where the current vendors have built a vegetable patch. There is also a sun room with electricity which can be utilised as a home office, where you can enjoy the beautiful garden views. There is also access to the rear of this property which is shared with the neighbouring properties. There is also the potential to establish a building plot subject to planning.







DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Take the A4066 exit towards Pentywyn/Pendine/Talacharn/Laugharne/Sancl✱r/St Clears. Turn right onto High St/A4066. Continue to follow A4066. The property will be on the right. What3Words Reference: ///stalemate.stewing.napkins

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