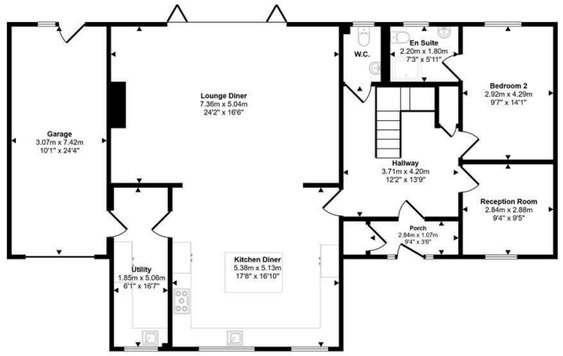
Approx Gross Internal Area
262 sq m / 2824 sq ft



Ground Floor
Approx 151 sq m / 1622 sq ft



First Floor
Approx 112 sq m / 1202 sq ft

Denotes head height below 1.5m

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.

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

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk



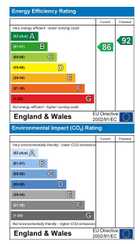






31 Pludds Meadow, Laugharne, Carmarthen, Carmarthenshire, SA33 4UJ

- DETACHED DORMER BUNGALOW
- CHAIN FREE
- CONTEMPORARY DESIGN
- DRIVEWAY PARKING AND GARAGE
- IMMACULATELY PRESENTED
- HIGHLY DESIRABLE COASTAL LOCATION
- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES AND FAMILY BATHROOM
- AIR SOURCE HEAT PUMP & EPC RATING: B



£600,000

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The Property Ombudsman

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

The Agent that goes the Extra Mile

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Built in 2021, this impressive detached executive home in situated in the highly desirable coastal town of Laugharne. Situated on a prime corner plot position, in newly built cul-de-sac of Pludds Meadow, this substantial property would make a brilliant family home. Designed with modern living in mind, the property boasts a high specification with a stylish and contemporary decor throughout. Just a short walk to Laugharne town centre and estuary of the River Taf, there are idyllic coastal walks right on your doorstep. Viewing is highly recommended to appreciate all the property has to offer!

Pludds Meadow offers a brilliant opportunity to acquire an immaculately presented, which provides versatile accommodation. A sense of space flows throughout the property, making it s must see! You enter the property through a porch area with built in storage, ideal for storing coats and boots after your day out exploring. A glass door opens into the entrance hallway which houses the hardwood staircase, a downstairs cloakroom with floating wall mounted wash hand basin, and an additional storage cupboard. Off the hallway is the guest bedroom with an en-suite shower room, and a reception room/study, which is currently utilised as a home gym. An extensive open plan kitchen/dining/family room is situated at the heart of the home. The tasteful contemporary kitchen is fitted with dual-toned white and royal blue units, a composite worktop, and a range of integrated Neff appliances to include; a double fan-assisted oven with grill, induction hob, a fully integrated dishwasher, fridge, wine cooler, and a pull-out larder cupboard. A kitchen breakfast island is located in the centre, which offers a great space for casual dining. Seamlessly flowing into the formal dining area and living space, this space is ideal for entertaining all your family and friends. The living area has a warm and welcoming atmosphere, and features a bespoke media wall with modern electric fireplace. Bi-fold door open out onto the rear garden, perfect for those summer evenings entertaining guests, creating a perfect transition between indoor and outdoor living. A utility room is located off the kitchen, which also provides integral access into the garage. Ideal for secure parking and storage, the garage is fitted with a remote-controlled up-and-over door, there is also rear access into the garden.

The first floor is home to a part galleried landing, which accommodates space for an office area, and airing cupboard. The principle suite with en-suite shower room is located to the far end of the property, and boasts a walk-in dressing room offers ample storage space and is finished with woodgrain-effect flooring. Further accommodation includes two further double bedrooms, with bedroom two offering ample built in wardrobe space. The property is fitted with UPVC double glazing, and an air source heat pump, so benefits from a highly efficient EPC rating of 'B'.

Externally, the property occupies a corner plot on the development. Set within beautifully maintained landscaped gardens, the south facing rear garden is bordered by a wide variety of mature shrubs and plants. A low maintenance patio area spans along the back of the property and provides ample space for outside seating, ideal for dining al fresco during the summer. A pathway leads around to a side gate which provides easy access from the front of the property. The garden is also home to a garden shed, and sauna. A driveway and garage provides ample off road parking.

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.

The nearby market town of Carmarthen has plenty to offer with many of the top named shops located there. Carmarthen is also the location of the West Wales General Hospital (Glangwili), Dyfed Powys Police Head Quarters and Trinity St Davids which is part of the University of Wales.







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. passing through the centre of Laugharne. Pludds Meadow development is situated on your left-hand side. Drive into the development and the property will be straight ahead at the back of the cul-de-sac.
What/Three/Words:///traded.nips.engine

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.
COUNCIL TAX: Band 'G'
HEATING: Air source heat pump

ref: IK/ LLE /NOV / 25
TAKEONOK/17/12/25/LLE

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LOCATION AERIAL VIEW

