Approx Gross Internal Area
135 sq m / 1457 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: C
FACEBOOK & TWITTER
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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.
CFP/JTP/11/26 DRAFT

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,

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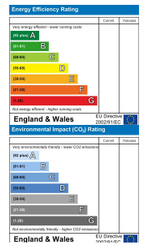
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Chain-free and full of potential, this mid-terrace home in the sought-after village of Laugharne is a superb renovation project with open countryside views to the rear.

The entrance hall, with its tiled floor and staircase, opens into a bright main reception room featuring a fireplace, built-in louvre cupboards and painted panelling. An open doorway with glazed side panels leads through to a second reception room with a picture window overlooking the garden, and an arched opening continues into the kitchen. A covered Lean-to and utility area provides useful extra space, with access out to the garden.

Upstairs are three bedrooms, including a front double bedroom and a second double bedroom with fitted storage and lovely field views. The third bedroom is a single with a window to the front. A dressing room leads through to the family shower room, which has a walk-in rainhead shower, WC and pale blue panelling. Exposed floorboards run throughout, ready to be restored or finished to your own taste.

Outside, the rear garden is part paved and part lawn/boarders, with a summerhouse-style outbuilding for storage or hobbies. It backs onto a stream and rolling green fields, making it a peaceful spot to relax. The rear garden faces west, offering beautiful sun and sunset views.

Ideal for first-time buyers, investors or anyone looking to create their dream home, early viewing is highly recommended.















DIRECTIONS

Starting from Dark Gate in Carmarthen, continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then take the second exit at the roundabout onto the A4242. At the next roundabout, take the second exit onto the A40. Follow the A40 and take the A4066 exit towards Pendine, Laugharne and St Clears. Turn right onto High Street/A4066 and continue along the A4066. The property (SA33 4QG) will be on your left. What3words: ///beans.bookshop.wildfires

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