

Terry Thomas & Co

ESTATE AGENTS



1 Castle Cottage Market Lane Laugharne, SA33 4SB

Right in the heart of the charming village of Laugharne, this delightful house on Market Lane offers a perfect blend of comfort and character. The house boasts three well-proportioned double bedrooms, each offering a peaceful retreat for rest and rejuvenation. Whether you are looking for a cosy space for a growing family or a comfortable guest room, these bedrooms cater to a variety of needs.

The property is situated in a picturesque setting, surrounded by the natural beauty of the Welsh countryside, making it an ideal location for those who appreciate outdoor pursuits and a tranquil lifestyle. Laugharne itself is steeped in history and culture, with its medieval castle and famously associated with the poet Dylan Thomas. It offers a range of local amenities, including shops, restaurants, cafes, post office, chemist and panoramic scenic walks along the estuary. Castle Cottage is situated half-way between the castle and Dylan's Boathouse.

This house at the end of Market Lane presents an excellent opportunity for anyone seeking a charming home in a vibrant community. With its appealing layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to own this lovely property with its extensive and stunning views of the Estuary, marshlands and over to Carmarthen Bay and the Gower peninsula.

Asking price £425,000

1 Castle Cottage Market Lane

Laugharne, SA33 4SB



Entrance

Front entrance door through to a vestibule hallway with stairs to first floor and ledged and braced doors leading through to the kitchen and to the dining room.

Kitchen

4.49m x 3.3m into recess under the stairs
Slightly 'L' shaped, double-glazed sash window to fore, plumbing for washing machine and dishwasher, space for fridge freezer in recess under the stairs, fitted base and eye level units with a granite effect worksurface over the base unit incorporating a stainless steel sink with chrome mixer tap fitment, storage heater. Door leading through to the lounge.

Lounge

5.45m x max 2.54m
Double glazed patio door leading to the rear patio, rockery and decking with extensive estuary views. High Heat Retention storage heater, and door leading to the dining room.

Dining room

4.57m x 2.76m
High Heat Retention Storage heater and Calor gas fire in the fireplace. Double glazed sash window to fore, door to lounge and hallway.

Landing

First floor landing double glazed Velux window, doors leading to bedrooms, family bathroom and storage cupboard/airing cupboard with fitted shelving and housing the hot water tank. Access to loft space.

Family bathroom

2.55m x 1.72m
Wash hand basin fitted within a white vanity unit. Close coupled WC, Corner Bath with chrome mixer tap fitment and body wash fitment. Velux window. Wall mounted towel radiator and Electric Fan Heater.

Bedroom 1

2.60m x 3.40m
Double glazed window to fore, storage heater, fitted storage space, doors leading through to a shower room.

Shower room

3'8" x 4'3" (1.12m x 1.3m)
Shower enclosure with sliding glass door and electric shower fitment, with marble effect wall panelling and extractor fan.

Bedroom 2

3.43m x 2.90m
Double aspect room with a uPVC double glazed window to side and uPVC double

glazed window to the fore, storage heater and access to loft space.

Bedroom 3

2.69m x 3.28m
Double glazed window to the rear with extensive views of the Estuary, wash hand basin with chrome mixer tap fitment over and tiled splashback and storage heater.

Externally

Paved patio leading on to a decked area with extensive and uninterrupted views of the Estuary, marshlands and over Carmarthen Bay to the Gower Peninsula.







Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: E

Services:

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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