

Terry Thomas & Co

ESTATE AGENTS



4 Wogan Mews

Laugharne, Carmarthen, SA33 4TB

Located in the charming township of Laugharne, Carmarthen, Wogan Mews presents a delightful opportunity to acquire a well-presented detached home within a modern development. The property offers bright and spacious accommodation including a welcoming reception room, a modern fitted kitchen/diner, two well-proportioned bedrooms, and a contemporary shower room. Benefiting from uPVC double glazing and oil-fired central heating, the home also features an enclosed side garden with patio and lawn area, together with allocated parking.

Situated in this picturesque and historic location, residents can enjoy the local amenities, beautiful surrounding countryside, and the vibrant community that Laugharne has to offer—making this an excellent choice for those seeking comfortable and low-maintenance living in a charming setting.

Offers in the region of £245,000

4 Wogan Mews

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Entrance

The property is approached via a composite double-glazed entrance door with a navy blue frontage leading into the entrance lobby and hallway. The hallway provides access to the staircase to the first floor, the lounge, and the kitchen/diner.

Kitchen/Diner

4.73m x 2.76m extending to 3.71m
The kitchen is fitted with a range of modern base units with high-gloss white door fronts and granite-effect work surfaces incorporating a single drainer sink with chrome mixer tap. Integrated appliances include a fan-assisted oven and grill, Limona four-ring halogen hob with glass splash back, and stainless steel chimney-style extractor hood. There is space for a fridge freezer. The room benefits from LED down-lighting, wood grain-effect vinyl flooring, and panoramic electric heaters with thermostatic controls. There is also an under-stairs storage cupboard. uPVC double-glazed windows are positioned to the front, side, and rear elevations.

First Floor

provides access to the loft space and has a panoramic heater, a built-in cupboard, and uPVC double-glazed window to the rear together with a thermostatically controlled panoramic heater. a further walk-in storage cupboard with uPVC double-glazed window to the side.

Bedroom One

15'6" x 10'11" (4.74m x 3.34m)
benefits from a built-in double wardrobe and uPVC double-glazed windows to the front, side, and rear elevations, providing excellent natural light.

Shower room/WC

5'8" x 5'1" (1.74m x 1.56m)
comprises an open shower area with glass shower screen, chrome mixer shower with low-threshold shower tray, and a vanity unit incorporating a concealed-cistern WC and wash hand basin with chrome mixer tap. The room also features floor-to-ceiling tiled walls, LED downlighting, wall-mounted extractor fan, chrome ladder-style heated towel rail, and uPVC double-glazed windows to the side and rear.

Bedroom Two

10'1" x 9'0" (3.08m x 2.75m)
uPVC double-glazed window to the front

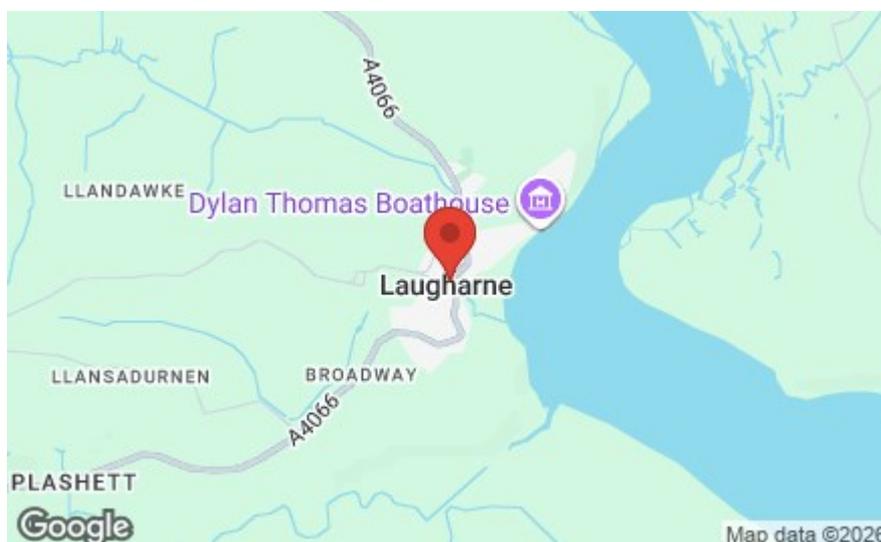
elevation, thermostatically controlled

apanoramic heater, a built-in cupboard, and a further walk-in storage cupboard with uPVC double-glazed window to the side.

External

the property is detached and benefits from an allocated parking space. Services include mains electricity, water, and drainage, together with oil-fired central heating provided by an external oil-fired combination boiler which supplies both heating and domestic hot water.

To the side of the property there is an enclosed garden area featuring an initial ceramic paved patio leading to a further paved seating area and then onto a lawned garden. The boundaries are enclosed by timber fencing and there is pedestrian access to the rear together with an outside tap.





Floor Plan

Type: House - Detached
Tenure: Freehold
Council Tax Band:

Services: mains electricity, water, drainage and oil-fired central heating
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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