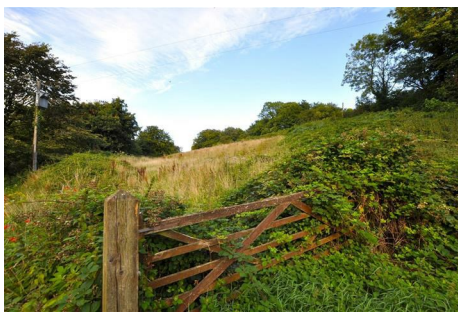


Terry Thomas & Co

ESTATE AGENTS



The Rectory

Laugharne, Carmarthen, SA33 4RD

Located in the serene town of Laugharne, this charming house is a perfect blend of comfort and elegance. Boasting 2 reception rooms, this property offers ample space for hosting gatherings or simply unwinding after a long day. With 2 bedrooms, there's plenty of room for a small family or for creating a cozy home office. The 2 bathrooms provide convenience and privacy, catering to all your needs.

Nestled in Laugharne, this house provides a tranquil escape from the hustle and bustle of city life. Picture yourself waking up to the delightful chirping of birds and savouring a cup of tea in the peaceful surroundings of this beautiful town. The property is standing in 4 Acres of land.

This property is not just a house; it's a place where memories are made and cherished. Its ideal location and charming features make it a dream home waiting to be claimed. Don't let this opportunity slip away - contact us today to schedule a viewing and embark on the journey of owning your perfect home in Laugharne. **** NO ONWARD CHAIN ****

Offers in the region of £485,000

The Rectory

Laugharne, Carmarthen, SA33 4RD



Description

Two/three bed country detached residence in the rural village of Llandawke, approximately 3 miles from the township of Laugharne. The property is standing on 4 acres of land. Services include oil central heating, mains water and electricity. The property has a consolidated hard standing with off road parking for approximately three to four cars. property also includes a detached hard standing stone built outbuilding/garage. The property has a large paved patio wall to fore The property has double glazed wooden windows. Double glazed Front French wooden doors leading into the open plan kitchen/dining area.

Outbuilding/garage

width is approximately 9ft and 6ft deep (width is approximately 2.74mft and 1.83mft deep) The garage can be found on the ground floor and then a workshop can be located on the first floor.

Kitchen/Dining Area

27'9" narrowing to 14'1" (8.47 narrowing to 4.30)
Oak based kitchen units, granite worksurface

tilled effect, wooden work surface incorporating a double plastic sink. 5 ring "Belling" cooker unit with double oven. Double island work surface with a tiled slate effect floor. "Milano Windsor" old fashioned radiators throughout. From the dining room there is a door leading to the hallway, downstairs, bathroom and upstairs utility room.

Bathroom

11'1" x 6'4" (3.4 x 1.94)
Tiled floor and walls. Earl blue bathroom suite, including sink and WC also has a "Milano" power shower.

Living Room

12'1" x 14'0" (3.70 x 4.27)
Double radiators and log burner. Patio doors leading out to the patio area and garden.

Utility Room

"Grant" Oil boiler, granite effect work surface, facilities for washing machine tumble dryer leading to back door.

Bedroom 1

13'0" x 14'2" (3.98 x 4.34)
Sach windows and old-fashioned radiators.

Bedroom 2

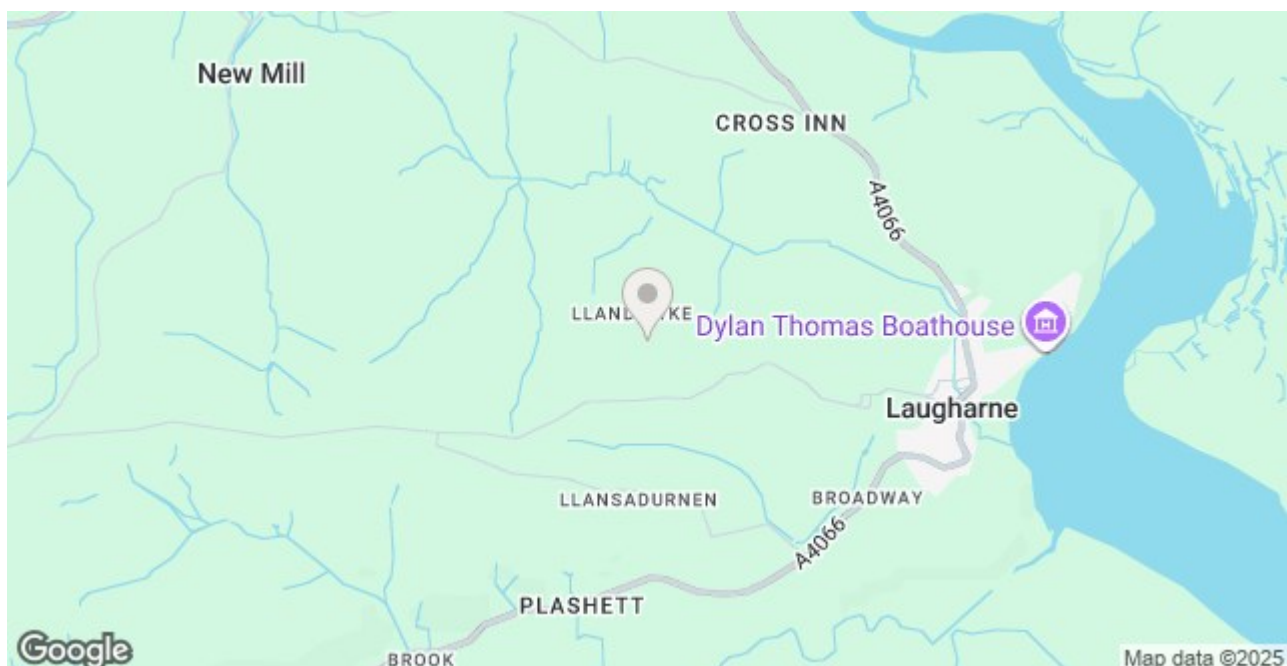
23'8" x 14'5" (7.22 x 4.40)
Wooden double glazed windows, built-in Oak wardrobes, one doubled old fashioned radiator and fireplace with slate hearth.

Hallway

9'4" x 7'3" (2.85 x 2.21)
Small hallway between bathroom and bedroom 2 with electric plug units.

Upstairs bathroom

11'1" x 6'4" (3.40 x 1.94)
White tiled marble effect floor with half wooden and tile Oak finish. White bathroom suite including bath, pedestal wash hand basin up basin and WC.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains electricity, water, drainage and oil

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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

