

Terry Thomas & Co

ESTATE AGENTS



The Brae, 21 Gosport Street Laugharne, Carmarthen, SA33 4SZ

A rare opportunity to purchase a property in a truly enviable and desirable location, standing within approximately 1/2 acre plot, with exquisite views over Laugharne Castle, and the estuary and Carmarthen Bay. The property benefits from ample off-road parking and turning area on a large driveway, as well as having a car port and various outbuildings.

The Bungalow itself is a fantastic redevelopment opportunity, with great potential to establish a wonderful home on the plot to take advantage of the beautiful panoramic views.

Offers in the region of £445,000

The Brae, 21 Gosport Street Laugharne, Carmarthen, SA33 4SZ



Entrance Porch

Leading through to Hallway.

Hallway

Doors through to Open Plan Lounge/Dining room, Bathroom, Shower room, Utility room, and Bedrooms 1, 2, and 3.

Open Plan Lounge/Dining room

Lounge (4.60m x 4.71m narrowing to 2.97m)

Dining room (4.51 x 2.73)

Entrance way through to Kitchen.

Door through to Scullery.

Kitchen

11'7" x 6'0" (3.54 x 1.84)

A range of base and eye-level units incorporating a stainless steel sink. Electric oven with 4-ring hob.

Scullery

Door through to Pantry and W/C.

Door out to rear of the property.

Utility room

8'7" x 6'3" (2.62 x 1.93)

Base units with cream door fronts and marble-effect worksurface over, incorporating stainless steel sink.

Bathroom

7'6" x 8'2" (2.29 x 2.50)

A 3-piece suite in white comprising of a panel bath, wash hand basin, and W/C. Ladder towel radiator. Airing cupboard.

Shower room

8'8" x 5'7" (2.65 x 1.72)

A 3-piece suite comprising of a

shower, W/C, and wash hand basin. Further storage room.

Bedroom 1

12'2" x 11'10" (3.73 x 3.63)

Bedroom 2

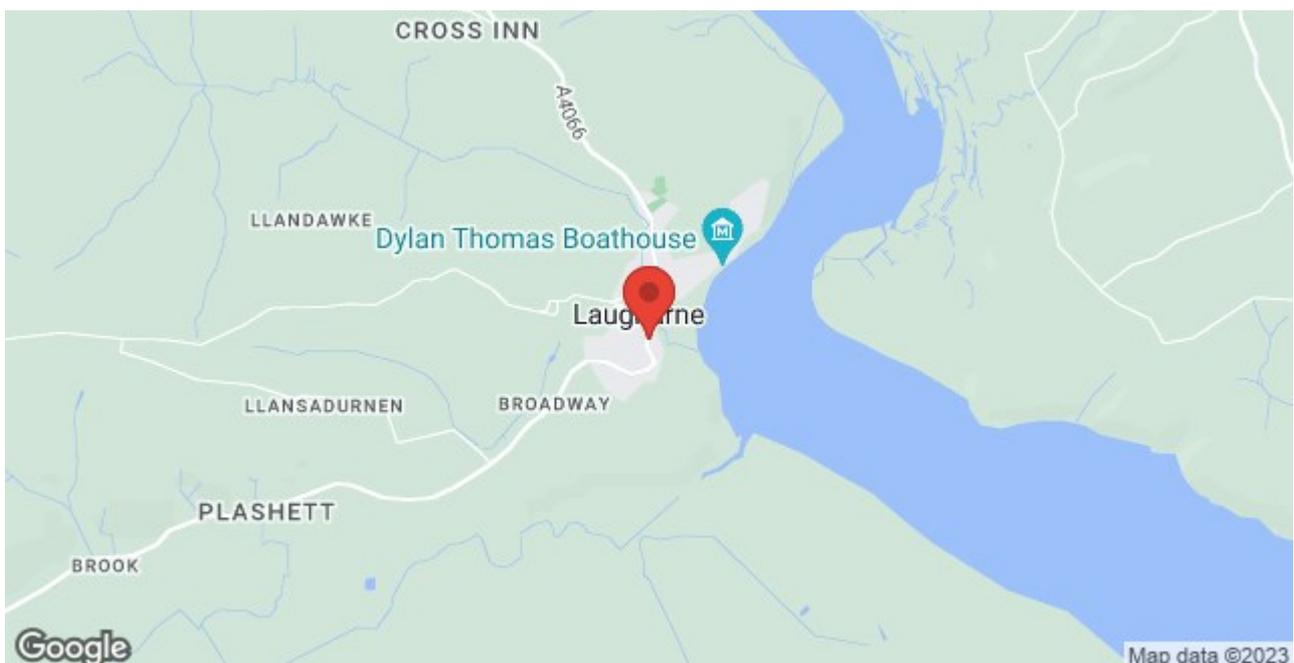
12'5" x 12'11" (3.80 x 3.95)

Bedroom 3

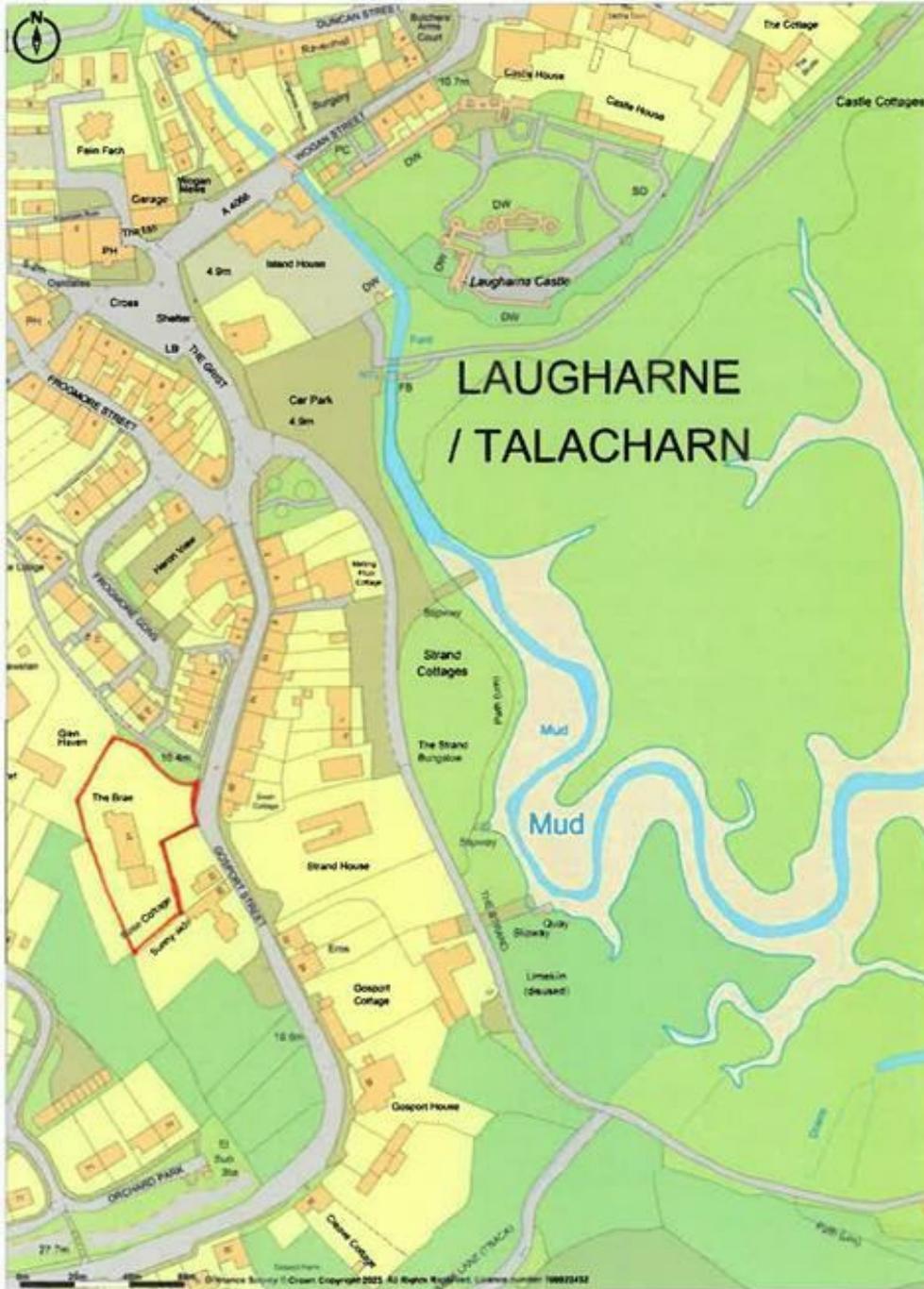
15'11" x 13'5" (4.86 x 4.10)

Externally

The property is stood in approximately 1/2 acre of land, with glorious views overlooking Laugharne castle and the Towy estuary. Benefitting from a car port, off-street parking, and various outbuildings.



Land Plan



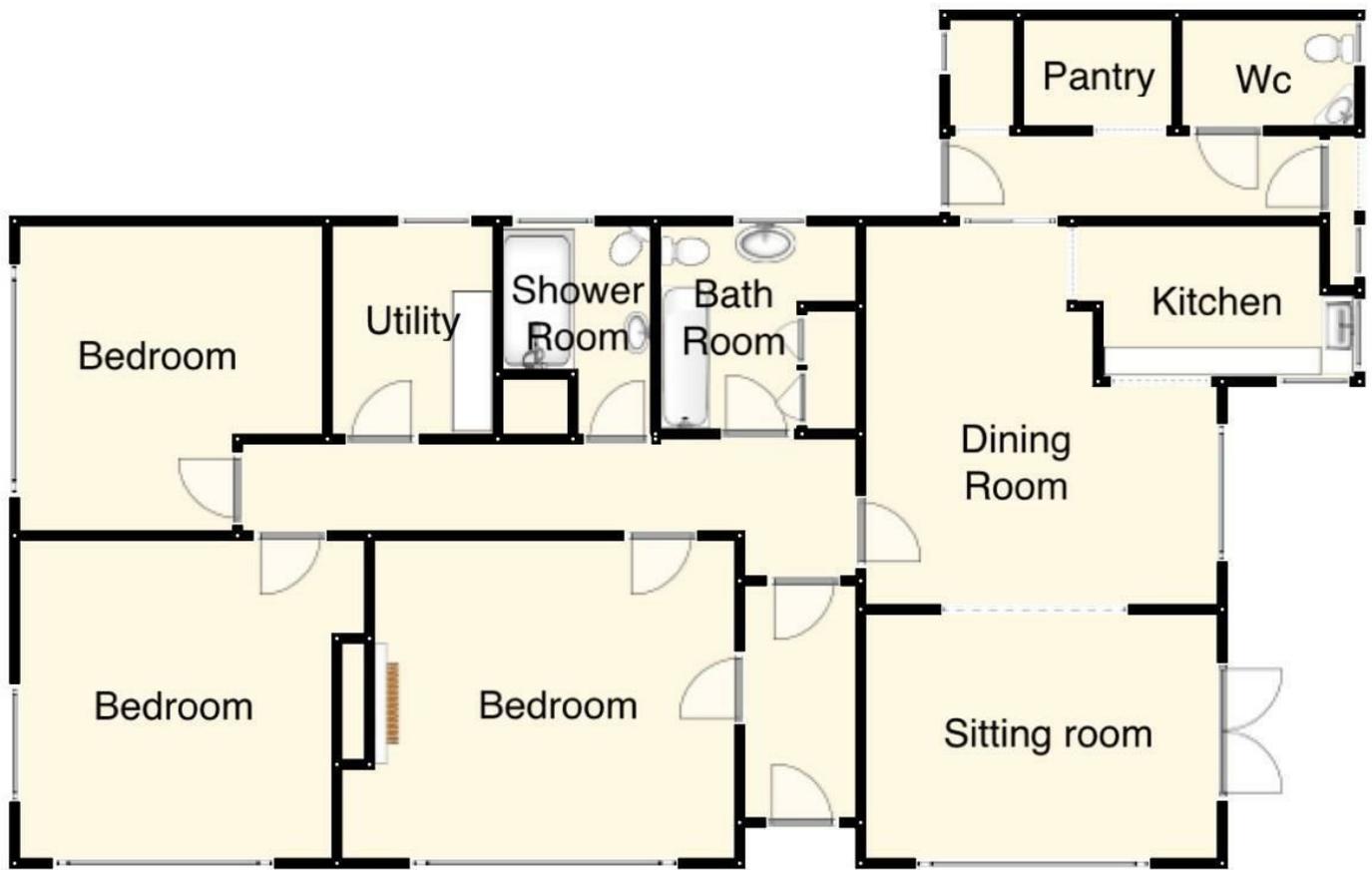
Promap
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:2500. Paper Size - A4

Terry Thomas

This plan is provided for identification purposes only and is not to scale

Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Services: Mains electricity, water, and drainage.

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>

