

Terry Thomas & Co

ESTATE AGENTS



Lake House Water Street

Laugharne, Carmarthen, SA33 4SR

A wonderful Mid-Terrace property full of traditional character and charm, befitting of its location in the historical township of Laugharne. The home has unrestricted on-street parking to fore, and offers spacious accommodation with a wonderful Lounge and Sitting room; a tastefully modernised Kitchen/Dining room; 4 good-sized Bedrooms; and a Family Bathroom.

Lake House has been sympathetically modernised in some aspects, though retains most of its rustic charm with exposed beam ceilings throughout. The loft has potential for conversion, subject to the necessary building regulations.

Offers in the region of £339,950

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Entrance Porch

Stained glass uPVC double glazed windows to either side. Composite double glazed entrance door leading through to Hallway.

Hallway

Wall-mounted air conditioning unit. Doors through to Lounge, Sitting room, Kitchen/Dining room, and Bathroom. Staircase to First Floor.

Lounge

13'9" x 13'9" (4.21 x 4.20)
uPVC double glazed window to fore.
Feature fireplace. Feature exposed beam ceiling.

Sitting room

13'9" x 9'6" (4.21 x 2.92)
uPVC double glazed window to fore.
Feature exposed beam ceiling.

Kitchen/Dining room

14'6" x 11'10" (4.42 x 3.62)
A range of fitted base and eye-level units with beech effect door and drawer fronts,

with a gloss finish granite effect worksurface over incorporating stainless steel sink. Electric cooker point with extractor over. Plumbing for dishwasher. Plumbing for washing machine. Space for tumble dryer. Light-oak finished uPVC double glazed rear door leading out to rear garden. uPVC double glazed window to rear. Understairs storage cupboard housing oil-fired boiler.

Bathroom

8'11" x 7'8" (2.72 x 2.35)
A 4-piece suite comprising panel bath with electric shower fitment over; disability shower with electric shower fitment; pedestal wash hand basin; and low-level WC. uPVC double glazed window to rear.

First Floor

Landing area having an airing cupboard housing the pre-lagged hot water cylinder.

Front Bedroom 1

10'4" x 10'1" (3.15 x 3.08)
uPVC double glazed window to fore.
Feature exposed beam ceiling.

Front Bedroom 2

10'4" x 7'0" (3.16 x 2.14)
Feature exposed beam ceiling. uPVC double glazed window to fore.

Front Bedroom 3

14'0" x 9'8" (4.28 x 2.96)
uPVC double glazed window to fore.
Feature exposed beam ceiling.

Mezzanine Level Landing

Rear Bedroom 4

11'10" x 14'7" (3.63 x 4.45)
uPVC double glazed window to rear.

Externally

The property has a courtyard to fore bordered by a dwarf wall. To the rear is a large garden mainly laid to lawn, with walled boundaries to two sides and feather board fencing to the rear boundary. The garden is approximately 100ft in length with a 40ft width.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: D

Services: Mains electricity, water, and drainage. 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.

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

