



Terry Thomas & Co

ESTATE AGENTS



Glancorran Farm Horse Pool Road

Laugharne, Carmarthen, SA33 4QL

Offers in the region of £875,000



5



5



2



D



Glancorran Farm Horse Pool Road

Laugharne, Carmarthen, SA33 4QL

Offers in the region of £875,000



Rear entrance vestibule hall

Rear entrance vestibule hall having uPVC double glazed entrance door and uPVC double glazed windows to two sides. Slate flooring. Stable door leading through to a utility room. Panel radiator with grilles thermostatically controlled. uPVC double glazed window to fore. Part glazed door through to the kitchen/breakfast room.

Utility room

19'2" x 8'7" (5.86m x 2.63m)

Fitted base unit with a matte finish granite effect work surface over incorporating a stainless steel sink. Plumbing for washing machine, space for tumble dryer also space for fridge and freezers. Single panelled radiator. uPVC double glazed window to side. 'Worcester' oil fired boiler with an un-vented pressurised hot water cylinder which serves the central heating system and heats the domestic water.

Kitchen/breakfast room

18'5" x 11'2" (5.63m x 3.41m)

Double aspect room having uPVC double glazed windows to front and rear. Feature exposed beam ceiling. Fitted base and eye level units. Base units having solid granite work surface over incorporating and under mounted Belfast sink with chrome mixer tap fitment over. Tiled walls between and base and eye level units. 'Smeg' LP gas cooker 5 ring hob. Fan assisted oven/grill. Extractor over. Panel radiator with grilles. Built in larder cupboard. Double doors leading through into an under stairs storage cupboard with uPVC double glazed window to fore. Door leading through to bathroom/shower room/WC.

Bathroom/shower room/WC

6'3" x 10'1" (1.91m x 3.08m)

Whirlpool bath, pedestal wash hand basin, close coupled WC and a shower cubicle with a 'Mira Zest' shower fitment. 2 uPVC double glazed windows to the side. Panel radiator with grilles. Extractor.

Reception room

15'1" x 12'10" (4.61m x 3.93m)

uPVC double glazed window to rear, panel radiator with grilles. Feature fireplace with Edwardian Pine surround and a wood burner inset on a slate hearth. Multi bevel glazed doors leading through to lounge. Door leading through to front entrance hallway.

Front entrance Hallway

uPVC double glazed entrance door and staircase to first floor.

Lounge

19'10" x 13'7" (6.06m x 4.16m)

Double aspect room, 2 uPVC double glazed windows to side and uPVC double glazed door leading out to the paved patio area and gardens in turn. uPVC double glazed window to fore. 2 panel radiators with grilles. LED downlighting. Door leading to side entrance hall.

Side entrance hall

Having a uPVC double glazed side entrance door. Panel radiator with grilles thermostatically controlled. Door leading through to bedroom 1 with en-suite.

Bedroom 1 with en-suite.

19'5" x 10'7" (5.94m x 3.25m)

Double aspect room with uPVC double glazed windows to side and rear. 2 panel radiator with grilles thermostatically controlled. LED downlighting. Door through to en-suite wet room. En-suite wet room 4.06m x 1.88m Panel radiator. uPVC double glazed window to the side. Close coupled economy flush WC. Pedestal wash hand basin with tiled splash back. Walk-in shower area with chrome mixer shower fitment. LED downlighting and wall mounted extractor.

First floor landing

First floor landing area with a double radiator thermostatically controlled. Access to loft space. Emergency lighting and doors off to Cloakroom/WC, bedroom 2, bedroom 3, home office, bedroom 4, bedroom 5

Cloakroom/WC

Close coupled economy flush WC, pedestal wash hand basin with tiled splash back. Wall mounted ladder towel radiator. Extractor.

Bedroom 2

9'10" x 8'7" (3m x 2.62m)

Bedroom 3

13'1" x 9'6" (4m x 2.91m)

Home office

11'6" x 7'2" maximum into recess (3.53m x 2.2m maximum into recess)

Velux window to side. Panel radiator thermostatically controlled. Feature fireplace and a built-in wardrobe/store cupboard.

Bedroom 4 with en-suite

Maximum into passageway 6.75m x narrowing to 3.80m

Double aspect room having uPVC double glazed windows to side and rear. 2 panel radiators thermostatically controlled. Downlighting. En-suite.

Bedroom 5 with en-suite

13'8" x 14'3" (4.17m x 4.35m)

uPVC double glazed window to side. Panelled radiator with grilles thermostatically controlled. Downlighting and en-suite.

En-suite Maximum 4.16m x 1.59m

Close coupled economy flush WC, pedestal wash hand basin with tiled splash back. Shower cubicle with a chrome mixer shower fitment. uPVC double glazed window to fore. LED downlighting and extractor.

The Barn at Glancorran

Entrance porch

6'11" x 7'1" (2.11m x 2.17m)

With an Oak finish uPVC entrance door, oak finish framed double glazed window to fore. Panel radiator with grilles thermostatically controlled. Door through to kitchen, door through to cloak room/WC (disability friendly)

Cloak room/WC (disability friendly)

6'1" x 7'5" (1.86m x 2.28m)

Close coupled economy flush WC, pedestal wash hand basin with tiled splash back. Panel radiator with grilles thermostatically controlled. uPVC double glazed window to the side.

Tel: 01267 235330

Open plan kitchen/dining room.

26'2" x 17'1" (8.0m x 5.22m)

Kitchen area having a range of modern fitted base and eye level units with matte finish granite effect work surface over the base unit incorporating a stainless-steel sink. 'Flavel' cooker range having 7 LP ring gas hob. 2 ovens a grill and a warming tray and a range master chimney style extractor over. Tiled walls between the base and eye level units. Fully integrated dishwasher. Breakfast bar area. Feature vaulted ceiling throughout with exposed timber beams. uPVC double glazed window to side and uPVC double glazed window to rear. 2 double glazed Velux windows to rear. 2 panel radiators with grilles thermostatically controlled. uPVC double glazed window to fore and a further uPVC double glazed panel window to fore with Georgian bar effect. Door through to hallway.

Inner hallway

Having panel radiator with grilles thermostatically controlled. Door leading through to utility room. 2 uPVC double glazed windows to fore. Panel radiator with grilles thermostatically controlled. Door leading through to bedroom 1 and a door leading through to the lounge.

Utility room

7'8" x 9'8" (2.35m x 2.96m)

Matte finish granite effect work surface incorporating a stainless-steel sink. Plumbing for washing machine and space for tumble dryer. 'Worcester' oil fired combination boiler which serves the central heating system and heats the domestic water. Panel radiator with grilles thermostatically controlled. uPVC double glazed window to side and uPVC double glazed door leading out to a rear garden. Door through to home office.

Home office.

9'9" x 7'8" (2.98m x 2.36m)

uPVC double glazed window to side. Panel radiator with grilles thermostatically controlled.

Bedroom 1 with En-suite

10'7" x 13'9" (3.24m x 4.21m)

uPVC double glazed window to rear. Panel radiator with grilles thermostatically controlled. Built in walk-in wardrobe. Door to en-suite. 2.88m x 0.91m En-suite having a 'Triton' power shower fitment in the shower cubicle. Pedestal wash hand basin with a tiled splash back. Close coupled economy flush WC. Wall mounted towel ladder radiator. Extractor.

Lounge

16'0" x 12'4" (4.89m x 3.77m)

uPVC double glazed double doors leading out to the courtyard. uPVC double glazed window to rear. Panel radiator with grilles thermostatically controlled. Door leading through to further hallway.

Hallway.

Doors leading off to bedroom 2, bathroom and bedroom 3

Bathroom

8'3" x 7'0" (2.52m x 2.15m)

Panel bath with mixer tap and shower fitment over. Close coupled economy flush WC, pedestal wash hand basin with tiled splash back and wall mounted panel radiator with grilles thermostatically controlled. Extractor.

Bedroom 2

8'3" x 7'10" (2.53m x 2.40m)

Bedroom 3

13'4" x 11'9" (4.07m x 3.60m)

LED downlighting. uPVC double glazed window to rear. uPVC double glazed door leading out to the rear garden. Panel radiator with grilles thermostatically controlled. Access to loft space. Door through to potential en-suite/dressing room measuring 4.08m x 2.48m. Panel radiator with grilles thermostatically controlled.

Bedroom 4 with wet room

13'6" x 13'8" (4.12m x 4.17m)

uPVC double glazed double doors leading out to the front court yard. uPVC double glazed window to the side. Panel radiator with grilles thermostatically controlled. Door through to wet room 4.05m x 2.42m uPVC double glazed window to the side. Close coupled economy flush WC. Floating wall mounted wash hand basin and shower area with a chrome mixer shower fitment. LED downlighting. Extractor. Panel radiator with grilles thermostatically controlled. Marblex panelled walls.

Externally

Both properties stand with-in 11.1 Acres. Properties have access over a consolidated driveway with a courtyard to the rear and flanking the converted barn with a centrally positioned former dairy. Steel framed general-purpose outbuilding 13.2m x 18 m. We also have a lean-to 18m x 6.57m having 5 loose boxes all with water supply and masonry dividers and galvanised railings to fore. Also, an open store area 6.6m x 7.9m which in turn leads to a further stable block which has 5 loose stables, steel framed 13.4m x 8.87m water to each loose stable area. Adjoint to the last stable area we have another open garage stores which is 6m x 6m. Former masonry built dairy 4.02m x 3.80m and former milking parlour 7.72m x 4.88m



Road Map



Hybrid Map



Terrain Map



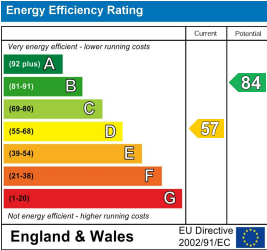
Floor Plan



Viewing

Please contact our TERRY THOMAS & Co Office on 01267 235330 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.