

# Terry Thomas & Co

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ESTATE AGENTS



## 7 Frogmore Street

Laugharne, SA33 4SX

This delightful mid-terraced cottage in the picturesque setting of Laugharne, with its rich history and vibrant community, makes this an ideal location for those seeking a tranquil yet culturally rich lifestyle. One of the standout features of this property is its enchanting beamed ceiling, which adds character and warmth to the living spaces. The cottage boasts stunning views over the historic Laugharne Castle and the serene estuary, allowing you to enjoy the beauty of your surroundings from the comfort of your home. This property is a blank canvas for you to put your own stamp on. Whether you wish to modernise the interiors or maintain the traditional charm, the possibilities are endless. . Frogmore Street is a wonderful opportunity for anyone looking to settle in a beautiful part of Wales. With its charming features, stunning views, and the potential to personalise, this property is sure to capture the hearts of many.

**Offers in the region of £154,500 subject to contract**

# 7 Frogmore Street

## Laugharne, SA33 4SX



### Entrance

Mid terraced cottage having a double-glazed composite entrance door leading to Fitted base units with gloss finish granite effect worksurface over in part, stainless steel sink. Panelled radiator with grills, thermostatically controlled. Traditional Quarry tiled flooring. Electric cooker point, space for fridge. uPVC double glazed door leading out to the rear courtyard and garden in turn. uPVC double glazed window to two sides, fluorescent strip light.

### Dining room

max 15'7" narrowing into recess 13'8" x 9'8" (max 4.77m narrowing into recess 4.18m x 2.96m)

uPVC double glazed window to fore, panel radiator with grills, thermostatically controlled. Ceramic tiled floor. Small understairs storage cupboard, staircase leading to first floor. Exposed painted beamed ceiling. Door leading through to

### Lounge

16'10" x 11'6" (5.15m x 3.52m)

Panel radiator with grills, thermostatically controlled. Exposed painted beam ceilings. Feature fireplace with oil fired stove which serves the central heating system and heats the domestic hot water. Built in storage cupboards either side of fireplace. uPVC double glazed window to rear, multi glazed door through to the

### Kitchen

10'7" x 5'3" (3.23m x 1.62m)

Fitted base units with gloss finish granite effect worksurface over in part, stainless steel sink. Panelled radiator with grills, thermostatically controlled. Traditional Quarry tiled flooring. Electric cooker point, space for fridge. uPVC double glazed door leading out to the rear courtyard and garden in turn. uPVC double glazed window to two sides, fluorescent strip light.

### First floor landing area

Small access to loft space, panel radiator with grills thermostatically controlled, doors to bedrooms and bathroom.

### Bathroom

Panel bath with heat store electric shower fitment over, low level WC, pedestal wash hand basin, autumn leaf uPVC double glazed window to rear, panel radiator with grills, ceramic tiled floor, part tiled walls.

### Front bedroom 1

14'11" x 9'4" (4.56m x 2.86m)

Built in wardrobes, two uPVC double glazed windows to fore. Panelled radiator with grills, thermostatically controlled.

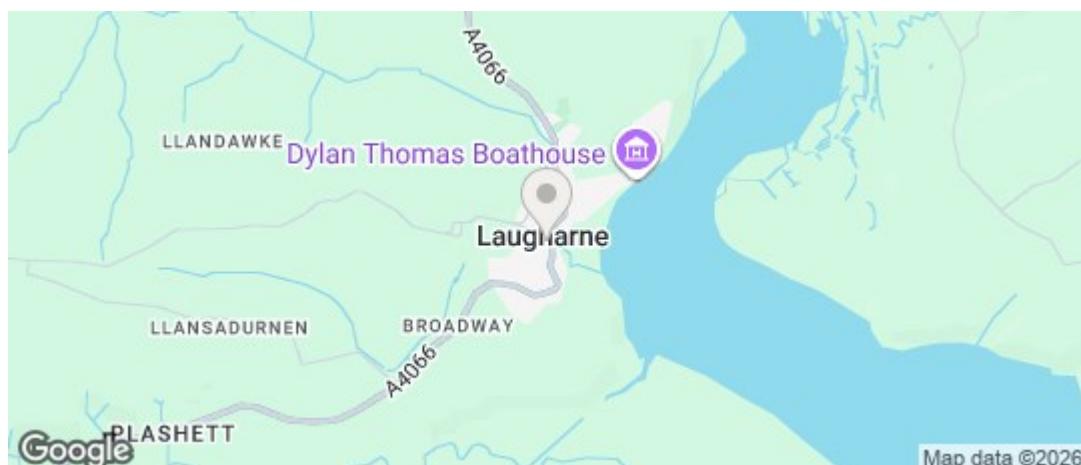
### Rear bedroom 2

11'8" x 7'10" plus built in wardrobe space (3.58m x 2.40m plus built in wardrobe space )

Panelled radiator with grills, thermostatically controlled. Two built-in cupboard with pre-lagged hot water cylinder.

### Rear

Masonry built store shed. Concreted rear courtyard with stunning views of Laugharne Castle and the surrounding estuary.





## Floor Plan



**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water, electricity 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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