

Terry Thomas & Co

ESTATE AGENTS



The Showroom Clifton Street Laugharne, Carmarthen, SA33 4QG

Nestled in the charming Clifton Street of Laugharne, Carmarthen, this end-of-terrace 3-bedroom cottage-style house is a true gem waiting to be discovered. The property boasts a traditional feel with its pitched slate roof and conventional cavity construction, offering a cosy and inviting atmosphere. As you step inside, you are greeted by a welcoming reception room, perfect for entertaining guests or simply relaxing after a long day. With three bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room. The house features a well-maintained bathroom and is equipped with LP Gas fired central heating, ensuring warmth and comfort throughout the seasons. Unrestricted on-street parking at the front of the property makes coming home a breeze. One of the highlights of this charming residence is the enclosed rear garden, providing a private outdoor space to enjoy a morning coffee or host summer barbecues with friends and family.

Located in the popular Estuarial Township of Laugharne, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this delightful house your own and experience the beauty of living in this picturesque coastal town.

Offers in the region of £239,950

The Showroom Clifton Street

Laugharne, Carmarthen, SA33 4QG



Entrance - Ground floor

Black ash finish, composite entrance door leading through to the light and airy, open plan, lounge/dining area and family room, which in turn leads on to the kitchen. Dog-leg staircase leading to the first floor. Stripped Oak flooring.

Open Plan Lounge/Kitchen/Diner

20'4" narrowing to 8'5" into kitchen area x 26'0" (6.2 narrowing to 2.59 into kitchen area x 7.93 nar)

Lounge area; Two composite double glazed sash windows to fore. Good sized under stair storage cupboard with double doors. LED down lighting throughout the property.

Kitchen area; A newly fitted range of quality white high gloss door and drawer fronted units under a composite stone effect work surface with under mounted sink. 'Quooker' boiling water tap fitting.

Fully integrated dishwasher. 'Hotpoint' fan assisted oven/grill and 4 ring induction hob with pull out extractor over. 'Indesit'

microwave oven. Fully integrated fridge/freezer.

Bedroom 3

13'5" x 9'3" (4.09 x 2.84)

Stripped Oak flooring. Composite double glazed window to rear.

First floor - Part galleried landing area

Victorian composite double glazed sash window to fore. Doors leading to bedrooms 1 & 2 and family bathroom. Access to loft space.

Front Bedroom 1

10'5" extending to 12'3" x (3.18 extending to 3.75 x)

Victorian composite double glazed sash window to fore and a double glazed Velux window to fore. Interconnecting door to Bedroom 2.

Rear Bedroom 2

8'10" x 9'4" (2.71 x 2.85)

Double glazed velux window to rear.

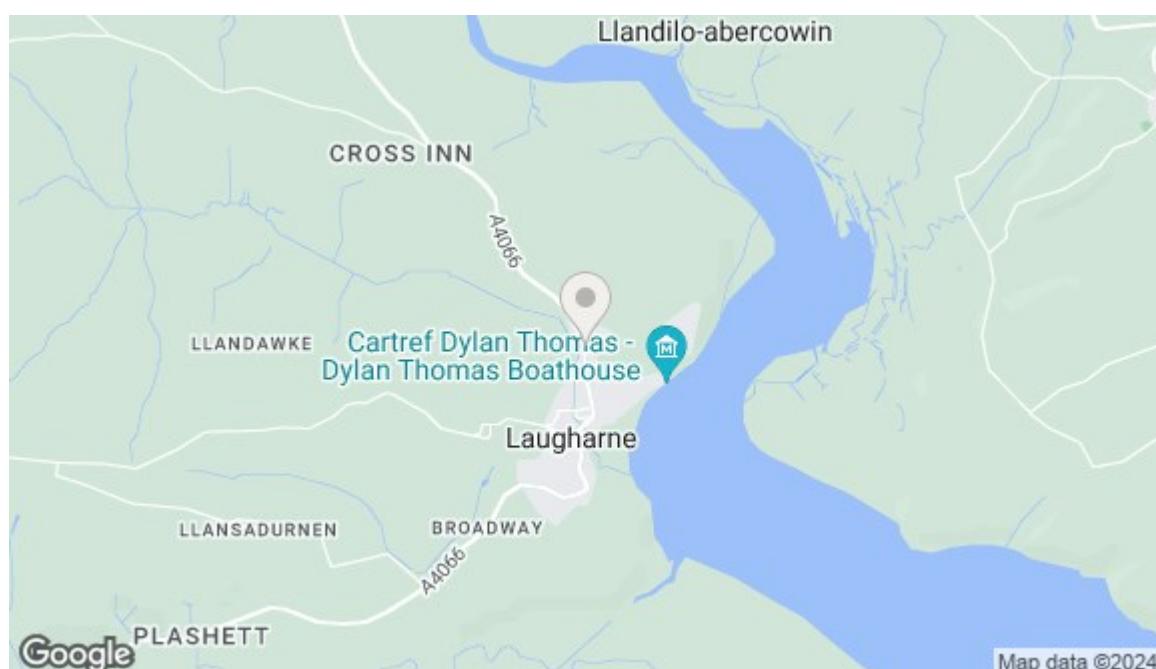
Family Bathroom

Three piece suite in white comprising a close coupled WC, pedestal wash hand basin and a panelled bath with a mixer shower fitment with rain shower head and shower screen over. Wall mounted chrome ladder towel radiator. Lime stone effect ceramic tiled walls and ceramic tiled floor. Double glazed Velux window to rear.

Externally

Un-restricted parking to fore.

To the rear is an enclosed walled garden with an adjoining Masonry built utility room which houses the LP gas fired boiler which serves the central heating system and heats the domestic water. Panelled radiator. Plumbing for washing machine. Power and lighting. Outside tap. Central to the garden is a paved patio area which leads on to a further paved patio area.





Floor Plan



Type: House - End Terrace

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity and drainage connected

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>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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