

# Terry Thomas & Co

ESTATE AGENTS



## East Hill Cottage Clifton Street Laugharne, SA33 4QG

Nestled in the charming town of Laugharne, Carmarthen, this splendid house on Clifton Street offers a perfect blend of comfort and elegance. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests.

The ground floor boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The design of the home allows for a seamless flow between spaces, creating an atmosphere that is both welcoming and functional.

One of the standout features of this property is the oil-fired central heating system, which includes underfloor heating on the ground floor. This modern heating solution ensures a warm and cosy environment during the colder months, while the conventional heating on the first floor provides additional comfort.

Situated in a picturesque area, this house not only offers a comfortable living space but also the opportunity to enjoy the beauty of Laugharne. With its rich history and stunning landscapes, the town is a delightful place to call home.

In summary, this property on Clifton Street is a remarkable find, combining spacious living areas, modern amenities, and a prime location. It is an excellent choice for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

**Offers in the region of £419,500**

# East Hill Cottage Clifton Street

## Laugharne, SA33 4QG



### Entance

Open storm porch with a slate grey fronted uPVC double glazed fronted entrance door leading through to open plan lounge/dining/family room.

### Open plan lounge/dining/family room

33'3" x 15'9" (10.16m x 4.82m )

Feature exposed pointed stone inglenook with a multifuel door fronts. Wall mounted chrome ladder towel radiator. stove with LED lighting and slate hearth. Exposed beam mantle. Two uPVC double glazed windows to fore which are Victorian sash sliders. Medium Oak finish flooring again a feature pointed stone fireplace with built in feature shelves. Staircase to first floor. Understairs storage cupboard. Wall lighting, pendant lighting and some LED lighting to the recess to either side of the inglenook. Ledge and brace door through to the Kitchen/dining/family room.

### Kitchen/dining/family room

26'10" x 14'9" (8.18m x 4.52m )

Kitchen area having a range of modern contemporary fitted base and eye level units with a mixture of light grey finish door and drawer fronts. A central island breakfast bar unit having a regal blue coloured base door and drawer fronts. Wood grain Oak surface over the base unit incorporating a 1 1/2 bowl stainless-steel sink. "Belling" cooker range having a double oven and grill. 5 ring LP gas hob with a stainless-steel back plate and stainless-steel chimney style extractor over. Under mounted pendant lighting. Fully integrated dishwasher. LED lighting. The kitchen area having two uPVC double glazed window to rear. In the dining family area having part feature panelled walls. LED downlighting. Eye level TV point. uPVC double glazed double doors leading out to the rear paved patio area and landscaped gardens in turn. Ledge and brace door through to the Utility room.

### Utility room

Plumbing for washing machine. Fitted base unit with an Oak finish worksurface over incorporating a circular stainless-steel sink. Double panelled radiator thermostatically controlled. Built in cupboard which houses the condensing boiler with an unvented hot water cylinder which is a pressurised system which serves the underfloor heating and heats the domestic water. The

utility room also have a double glazed door leading out to the patio area and gardens in turn. Also has uPVC double glazed window to the side and extractor.

### Cloak room/ WC

Close coupled economy flush WC, wash hand basin fitted within a vanity unit with white coloured high gloss uPVC double glazed window to the side. Extractor.

### First floor landing area

Having panel radiator with grills thermostatically controlled. Doors leading off to all bedrooms, airing cupboard, family bathroom and WC.

### Bedroom 1

10'11" x 14'0" (3.35m x 4.29m )

Panel radiator with grills thermostatically controlled. Double glazed Velux window to side. Built in wardrobes/store cupboard. Wood grain effect flooring. En-suite having a close coupled economy flush WC, wash hand basin fitted within the vanity unit having white coloured high gloss door fronts. Corner shower enclosure having chrome mixer shower fitment. Marbellex floor to ceiling panelled walls. LED downlighting. Extractor. uPVC double glazed window to rear. chrome ladder towel radiator. Wood grain effect flooring. Airing cupboard with fitted shelves and store cupboard over.

### Master Rear bedroom 2

max 14'11" x 15'3" (max 4.55m x 4.65m)

Double glazed Velux window to side. Built in wardrobes/store cupboard. Two panel radiators with grills thermostatically controlled. TV point. Feature panelled wall.

En-Suite having a close coupled economy flush WC, wash hand basin fitted within the vanity unit having white coloured high gloss door fronts. Corner shower enclosure having chrome mixer shower fitment. Marbellex floor to ceiling panelled walls. LED downlighting. Extractor. uPVC double glazed window to rear. chrome ladder towel radiator. Wood grain effect flooring.

### Front bedroom 3

11'10" plus built in wardrobe space x 12'7" (3.62m plus built in wardrobe space x 3.85m )

Feature vaulted style ceiling with a uPVC double glazed Victorian sash slider window to fore. Three built in wardrobe/storage cupboards. Wash hand basin with chrome mixer tap fitment fitted within a vanity cupboard with high gloss white coloured door fronts, part Marbellex panelled walls. Wood grain effect flooring.

### Bedroom 4

12'8" x 9'11" (3.88m x 3.03m)

Feature exposed white painted chimney breast. Panel radiator with grills thermostatically controlled. Wood grain effect flooring, a uPVC double glazed Victorian sash slider window to fore.

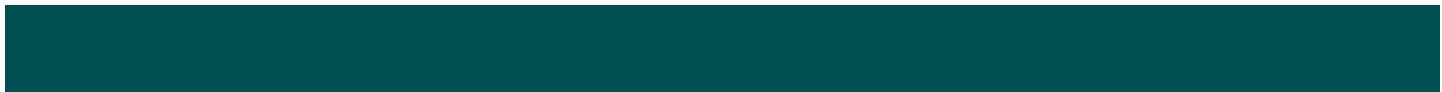
### Family Bathroom/shower room/WC

8'6" x 6'7" (2.60m x 2.02m)

Feature roll top slipper bath Victorian style with ball and claw chrome feet. Chrome mixer tap fitment over. Close coupled economy flush WC. Wash hand basin fitted with in the vanity unit with White high gloss finish door fronts.

Corner shower enclosure with chrome mixer shower fitment, body pedestal wash hand basin and rain shower head. Marbellex panelled walls. Wood Grain effect flooring. Double glazed Velux window to fore. Panel radiator with grills thermostatically controlled. Feature part tiled walls.





## Floor Plan

**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:** Mains electricity, water, drainage and oil 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 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
Very energy efficient - lower running costs (92 plus) A			
(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 <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	