

# Terry Thomas & Co

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ESTATE AGENTS



## Osborne House, King Street

Laugharne, Carmarthen, SA33 4QE

Nestled in the charming township of Laugharne, Carmarthen, this delightful double-fronted mid-terrace house of distinction on King Street offers the perfect blend of history, character, and style. With three spacious reception rooms featuring beautiful period details, the property provides an elegant setting for both relaxation and entertaining. The house boasts four generously sized bedrooms along with three modern bathrooms, ensuring comfort, convenience, and privacy for all occupants.

Situated in the picturesque setting of Laugharne, residents can enjoy the town's rich history and stunning landscapes. Laugharne is renowned for its literary heritage—most notably its connection to the famous poet Dylan Thomas—and offers a wide range of local amenities, including shops, cafés, and scenic walks along the estuary. This property presents a wonderful opportunity for those looking to settle in a vibrant, welcoming community while enjoying the comforts of a spacious family home. With its ideal location, period charm, and ample living accommodation, this exceptional mid-terrace house on King Street is truly not to be missed.

**Offers in the region of £315,000**

# Osborne House King Street Laugharne, Carmarthen, SA33 4QE



A Georgian double fronted, 3 storey Town house **SNUG**

situated at the centre of the Historical Township of Laugharne. Tastefully renovated so as to retain many of its original features providing a wealth of character and charm. 3 Reception rooms, Kitchen, Utility room, Cellar, 4 Bedrooms (1 en-suite), 2 Bathrooms/WC. Oil-fired central heating. 60ft garden to rear.

## ENTRANCE HALL

Mosaic quarry tiled floor. Single panelled radiator. Open way through to kitchen. Staircase to first floor. Door to cellar. Door to Lounge.

## LOUNGE

14'9" x 12'1" (into alcove) (4.51m x 3.70m (into alcove))  
Pointed stone fireplace with pine pillared surround. Victorian dado rail. Victorian ornate coving. Double panelled radiator. Bay type window to front, with sash windows.

## SITTING ROOM

15'10" x 10'7" (4.84m x 3.25m)  
Open fireplace. Victorian dado rails. Recess bookshelf. 2 double panelled radiators. Bay type window to front, with sash windows.

## CELLAR

9'0" x 12'10" (2.76m x 3.93m)  
Former coal hatch to front. Power and lighting.

## KITCHEN

9'3" x 8'11".  
"L" shaped design with a range of base and eye level units with work surface over. Space for a freestanding cooker and fridge. Plumbing for washing machine and dishwasher. 1 1/2 bowl stainless steel sink with mixer tap fitment. Localised wall tiles. Tiled floor. Exposed stone walls. Glazed window to garden room. Radiator. Double glazed door and window to rear.

Tongue and groove to ceiling. Built-in cupboard, and recess shelving. Exposed stone wall. Nobel oil cooking range for hot water. Feature "dog wheel" dating back to the 1800s. Hand made pot board dresser base unit with fitted pine wall cupboards over. 'Nobel' cooking range. Fitted pine base cupboard. BT (subject to BT regs). Open oak beamed intersection into hallway.

## DINING/GARDEN ROOM

13'10" x 13'1" (4.24m x 4.01m)  
Three French double glazed doors to the rear garden. 2 double-glazed velux windows. Double panelled radiator. Double glazed windows the side. Exposed stone walls.

## PANTRY

Hand made base unit work surface area. Cooker point. Plumbing for dishwasher.  
Open way through to utility room...

## UTILITY ROOM

8'11" x 3'9".  
Hand made base units. 'Belfast' sink unit.  
Plumbing  
For automatic washing machine. Stable door to the rear garden.

## BOILER ROOM

26'2"36'1"" x 9'10"29'6"" (8'11" x 3'9")  
Plumbing for WC. 'Worchester' oil-fired boiler.

## BATHROOM

12'7" x 5'10" (3.84m x 1.80m)  
Suite in white comprising a panelled bath, wash hand basin and low-level WC. Walk-in shower cubicle with 'Boss B7505' electric shower. Single panelled radiator. Double glazed window to the rear.

## FRONT BEDROOM 1

14'9" x 11'2" (4.51m x 3.41m)  
Fireplace with white painted Victorian surround. Double panelled radiator. Victorian dado rail.

## FRONT BEDROOM 2

14'10" x 12'5" (4.53m x 3.81m)  
Two fitted double wardrobes, two dressing chests and storage cupboards over bed area. Fireplace with white painted surround. Double panelled radiator.

## EN-SUITE

9'7" x 9'2" (2.93m x 2.81m)  
Panelled bath, wash hand basin and low-level WC. Shower cubical with 'Boss B7505' electric shower. Fitted cupboard incorporating a copper hot water cylinder and the water tank. Single panelled radiator. Part tiled walls.

## LANDING

Half landing with built in storage cupboard. Gallery landing area with beamed ceiling.

## SHOWER ROOM

Shower enclosure with 'Galaxy G7000s' electric shower. Wash hand basin and low-level WC.

## FRONT BEDROOM 3

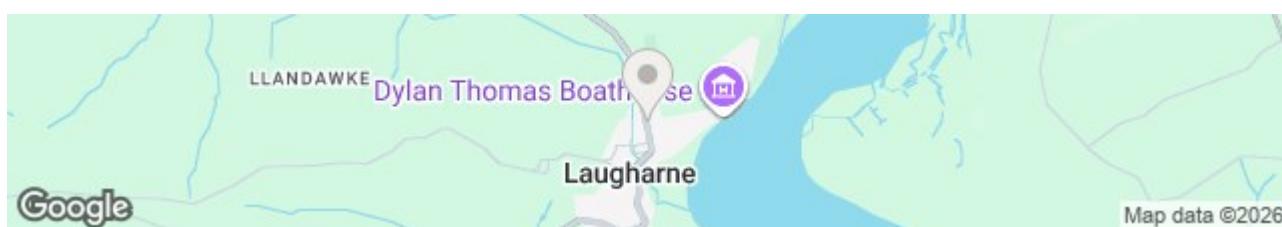
14'9" x 13'1" (4.5m x 3.99m)  
Single panelled radiator.

## FRONT BEDROOM 4

14'9" x 13'3" (4.52m x 4.05m)  
Single panelled radiator

## Externally

Enclosed approximately 60ft ornamental rear garden with many shrubbery areas, incorporating pond feature. Stone pathway and patio area leading to a Timber Summer House.





## Floor Plan



**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains Electricity, Drainage, Water and Oil 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	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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