

# Terry Thomas & Co

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ESTATE AGENTS



## Forge Bungalow Broadway , Laugharne, SA33 4NS

Situated in the village of Broadway, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining.

The paved patio area is perfect for al fresco dining or enjoying a morning coffee, while the raised lawned garden offers a serene spot for relaxation. Additionally, the property boasts a masonry-built workshop/store shed, providing excellent storage options or a creative space for hobbies. A further timber decked patio area enhances the outdoor experience, making it an ideal setting for gatherings with family and friends.

This bungalow not only offers a comfortable living space but also a wonderful outdoor environment, making it a perfect choice for those who appreciate both indoor and outdoor living. With its prime location in Broadway, Laugharne, you will enjoy the tranquillity of village life while being within easy reach of local amenities and beautiful countryside walks.

**Offers in the region of £335,000**

# Forge Bungalow Broadway

, Laugharne, SA33 4NS



## Kitchen/breakfast room

22'0" x 9'1" (6.71m x 2.77m)  
 Range of modern fitted base and eye level units high gloss finish white coloured door and drawer fronts and a solid wooden worksurface over the base unit incorporating a sink with chrome mixer tap fitment, 4 ring halogen hob with stainless steel chimney style extractor over, double oven/grill, breakfast bar area with cupboards and drawers under and hardwood worksurface over. Chequered style black and white ceramic tiled floor, panel radiator with grills thermostatically controlled, wine rack, LED downlighting, part bevelled multi glazed double doors leading through to the lounge/dining room and part glazed door through to the utility room.

## Utility room

'I' shaped 11'8" narrowing to 6'5" x 9'1" narrowin ('I' shaped 3.58m narrowing to 1.97m x 2.77m narrow) Range of fitted base units with Beech effect door fronts and matt effect granite worksurface over the base unit incorporating a stainless-steel sink, plumbing for washing machine, plumbing for dishwasher space for American freezer, black and white ceramic tiled flooring, extractor, uPVC double glazed window to the side, uPVC double glazed door leading out to the timber decked paved patio and gardens in turn. Separate WC/cloakroom having a low-level WC and wash hand basin.

## Lounge/dining room

'I' shaped 20'10" narrowing to 9'10" x 17'5" narro ('I' shaped 6.36m narrowing to 3m x 5.33m narrowing) Solid Oak flooring, panel radiator with grills thermostatically controlled, wood burner with slate hearth, uPVC double glazed double doors leading out to the rear patio area and gardens in turn, uPVC double glazed window to fore, built in coat and store cupboard, part glazed door leading through to the main entrance hall.

## Main entrance hall

uPVC double glazed entrance door with matching Autumn leaf double glazed panel window to the side, panel radiator with grills.

## Inner hallway

Doors leading to bedrooms 1,2,3, family bathroom and a walk in airing/linen cupboard.

## Rear bedroom 1

17'9" x 11'8" (5.42m x 3.58m)  
 2 uPVC double glazed windows to rear, built in double wardrobe with muti bevelled glazed doors, panel radiator with grills thermostatically controlled.

## Rear bedroom 2

11'11" x 7'10" (3.64m x 2.41m)  
 uPVC double glazed window to rear, panel radiator with grills thermostatically controlled.

## Family bathroom/shower room/WC

11'6" x 7'1" (3.52m x 2.16m)  
 Floor to ceiling Travertine tiled walls, tiled oval shaped bath with Chrome hot and cold tap fitments, circular wash hand basin with chrome mixer tap fitment fitted within a vanity unit having storage cupboards under, close coupled economy flush WC and a corner shower enclosure with a chrome mixer shower fitment with body wash and rain shower head, LED downlighting, uPVC double glazed window to side and chrome ladder towel radiator.

## Bedroom 3

14'8" x 8'1" max into small recess (4.48m x 2.48m max into small recess )  
 Panel radiator with grill, uPVC double glazed window to side, door through to bedroom 4/home office.

## Bedroom 4

15'1" x 9'10" (4.60m x 3.02m)  
 uPVC double glazed window to side, uPVC French doors leading out to the front forecourt, double panel radiator thermostatically controlled. Door to boiler room.

## Boiler room

6'7" x 5'10" (2.02m x 1.80m)  
 Worcester Bosch combination oil fired boiler which serves the central heating system and heats the domestic water.

## Externally

Property has the benefit of a pathway to the side which leads to the rear garden. Rear garden directly to the rear is the paved patio area which then in turn leads on the raised lawned garden. Masonry built workshop/store shed, further timber decked patio area.





## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**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 firm's 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			
(70-80) 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	
England & Wales		EU Directive 2002/91/EC	

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