



Terry Thomas & Co

ESTATE AGENTS



Alma House Duncan Street

, Laugharne, SA33 4SW

Offers in the region of £230,000



Situated in the charming township of Laugharne, Carmarthenshire, this house on Duncan Street offers excellent potential and a perfect blend of space and comfort. With an impressive layout, the property boasts four well-appointed reception rooms, providing ample space for both relaxation and entertaining. The five generously sized bedrooms ensure plenty of room for family and guests alike, making it an ideal home for those seeking a peaceful retreat. The thoughtful design and layout of the property an inviting atmosphere, ready to be enhanced further through renovation. With some modern updates and personal touches, this spacious home holds great potential to be transformed into a truly special residence. Whether preserving its character or introducing contemporary elements, it offers the ideal canvas for your vision. The setting itself is a major highlight, with the scenic beauty of Laugharne and its rich heritage just a short walk away. Residents can enjoy local amenities including charming shops, cosy eateries, and the stunning nearby coastline.

This house on Duncan Street is more than just a property—it's an opportunity. Whether you're looking for a permanent home or a holiday getaway, it offers the chance to embrace the tranquil lifestyle that Laugharne is known for. With renovation, this property could become a truly remarkable place to call home.

Entrance

Detached extensive property formally in two parts. Front enclosed wall courtyard with multi-glazed entrance door leading to hallway which has original Georgian staircase leading to first floor. Doors leading to dining room and Kitchen. Door to walk-in downstairs former cloakroom which currently now has a stainless-steel sink with mixer tap fitment and plumbing facilities for a WC. Another understairs storage cupboard.

Kitchen 16'3" (maximum) x 7'11" (4.97m (maximum) x 2.43m)

Exposed stone wall, requires plastering. Feature open fire place, weighted box sash window to fore.

Dining Room 11'7" (into recess narrowing to 10'4") x 16'2" (3.54m (into recess narrowing to 3.15m) x 4.94m)

Double panelled radiator. Small original open fireplace. Weighted box sash window to fore. Feature exposed beamed ceiling. Part feature exposed pointed stone feature wall. Open way through to Lounge.

Lounge 16'1" x 10'7" (4.92m x 3.23m)

Double Panel radiator. Feature fire place with wood burner stove and slate Hearth. Weighted box sash window to fore. Patio doors leading out to the rear conservatory. Door leading through to utility room

Utility Room 11'10" (max) x 8'0" (max) (3.63m (max) x 2.44m (max))

Plumbing for washing machine. Storage, room for Chest Freezer.

Boiler Room

Triangular shaped, a walk-in store room which houses the oil-fired boiler which serves central heating system and heats the domestic water.

First Floor

First floor area above the property

Half landing with staircase and rear landing of first floor. Door to

Bedroom 1 14'6" x 8'2" (4.42m x 2.50m)

Double Panelled radiator with grills, thermostatically controlled. Weighted box sash window to fore.

Box Room 5'7" x 5'1" (1.72m x 1.56m)

Weighted box sash window to fore.

Bedroom 2 13'3" m (plus built in triple wardrobe space) x 10' (4.06 m (plus built in triple wardrobe space) x 3.28)

Weighted box window to fore. Large built in wardrobe unit with floor to ceiling, with sliding door fronts. Single Panel radiator.

Rear landing area

Rear Bedroom 3 16'0" x 11'0" (4.90m x 3.37m)

Weighted box window to fore. Two uPVC double glazed windows to rear. Double Panelled radiator, thermostatically controlled. Access to loft space.

Bathroom 7'9" x 8'1" (max) (2.37m x 2.47m (max))

Oval shaped bath with chrome mixer tap fitment and additional chrome mixer shower fitment over. Close coupled economy flush WC. Window to side and double-glazed window to rear. Circular shaped wash hand basin with chrome fixed attach fitment fitted within a vanity unit having an Jacobean oak finish with storage cupboard under. Wall mounted chrome towel radiator. Floor to ceiling tiled walls. Built in cupboard which houses the vented hot water cylinder dual fuelled.

Rear conservatory passage way 14'0" m x 5'11" (4.28 m x 1.82m)

Glazed windows to three sides under a Polycarbonate roof. Multi glazed door through to

Formally an adjoining cottage 28'0" x 16'11" (8.54m x 5.16m)

Single large open plan room which could form an open plan Lounge/Kitchen/Dining Room having 2 windows to fore, a further entrance door to fore and a uPVC double glazed door leading out to a small rear courtyard with a masonry wall to the boundary, understairs storage. Also, a uPVC double glazed window to rear.

First floor

Part gallery landing with access to loft space with 2 bedrooms

Bedroom 1 14'4" x 12'0" (4.38m x 3.67m)

UPVC double glazed windows to rear, double glazed window to side, a single weighted box sash window to fore.

Bedroom 2 8'9" x 10'11" (2.69m x 3.35m)

UPVC double glazed window to rear.

Bathroom 8'4" x 6'11" (2.55m x 2.11m)

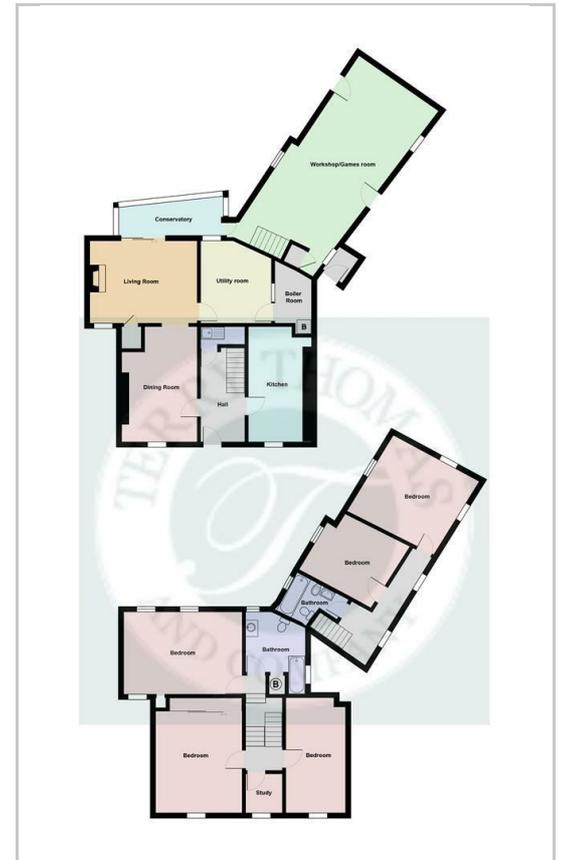
A 4-piece suite comprising the panelled bath, a low-level WC, b-day and a pedestal wash hand basin, Marbled Panelled walls, single panelled radiator. uPVC double glazed window to rear.

Property is situated in township of Laugharne, formally two dwellings, forming 1. Subject to Planning Permission property could easily revert to two link detached properties, one of three beds plus one of two bedrooms. Property has the benefit of a masonry built double garage, one of which houses the oil tank that feeds the central heating system. Property has undergone a good degree of refurbishment and will still require considerable work to complete. Plus single parking place to front of property.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency 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			
England & Wales		41	69
		EU Directive 2002/91/EC	

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