

Terry Thomas & Co

ESTATE AGENTS



**Lenora Cottage 5 Horsepool Road
Laugharne, Carmarthen, SA33 4QJ**

A cosy two bedroom cottage with a garden in The Township of Laugharne. Laugharne has many amenities including a doctors surgery, public houses and boutique shops. Laugharne is 5 miles from the blue flag beach of Pendine and 14 miles from The Old Market Town of Carmarthen.

Offers in the region of £197,500



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Entrance

A charming cottage with stone fronting. uPVC door.

Lounge

16'10" x (5.14m x 3.73m)
Staircase to first floor, panel radiator, uPVC window to fore. Oak flooring, Exposed timber beams. Up lighting.

Stone effect chimney hearth with stone inset for log burner. Bevel part glazed door leading through to dining room.

Dining room

16'6" x (5.05m x 3.20m)
Oak flooring, LED downlighting. Double panel radiator. Open way through to kitchen.

Kitchen

9'9" x (2.99m x 2.72m)
Ceramic tile flooring, uPVC double glazed

door which leads out to the garden area. **Bedroom 2**

uPVC double glazed window to fore. A range of fitted base and eye level units

10'9" x (3.29m x 3.13m)
Part pitched roof. uPVC double glazed with a wood effect worksurface over the window. Radiator. Wood effect flooring.

base unit incorporating a stainless-steel sink and a chrome mixer tap fitment. Built-in oven/grill. 4 ring hob with chimney extractor over.

Bathroom

Comprising of a 3 piece suite in white with a bath, pedestal wash hand basin and WC. uPVC obscure double glazed window. Double panel radiator. Ceramic tile flooring.

First floor Bedroom 1

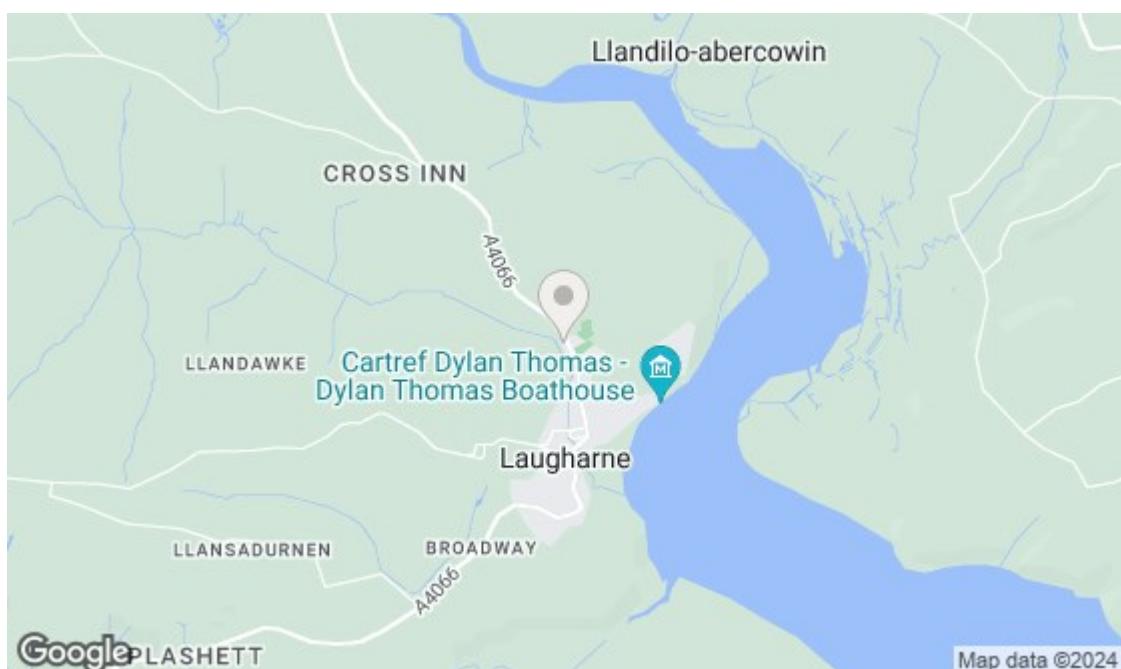
13'5" x (4.09m x 3.76m)
Pitched roof. Oak flooring and exposed timer beams in the ceiling. uPVC double glazed window with a Georgian bar effect. Feature fire place. Downlighting and Radiator.

Bathroom

Velux window. Wall mounted towel radiator. Panel bath, pedestal was hand basin and close coupled economy flush WC. Laminate flooring.

Externally

Lean to rain shelter from the kitchen. Decking area and also a patio area also, a lawned area with a concrete pathway. Hedge row to two sides and a flower bed with fencing the other side.





Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: C

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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