

# Terry Thomas & Co

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ESTATE AGENTS



## Roche Court

Laugharne, SA33 4NS

Located in the picturesque area of Laugharne, this stunning bungalow offers a perfect blend of comfort and style. Boasting 4 bedrooms and 2 bathrooms, this property is ideal for a family looking for a spacious home.

The bedrooms are generously sized, providing ample space for everyone in the family. The En Suite bathroom adds a touch of luxury to the master bedroom, offering a private sanctuary within your own home.

Situated on approximately 0.63 acres of land, this detached bungalow offers a large garden where you can enjoy the beauty of nature or host outdoor gatherings. With parking for 3 vehicles and a timber single garage, you will never have to worry about finding a place to park.

The property's single cladding and tiled roof give it a charming and traditional look, adding to its overall appeal. The brick paved yard driveway enhances the property's curb appeal and leads to a convenient parking and turning area.

Located just a short walk from the hamlet of Broadway and on the outskirts of the historic Township of Laugharne, this bungalow offers the perfect combination of tranquillity and convenience.

\*\*\*\* Applicants should note, albeit there are no significant defects, we are obliged to inform you the property is classed as a non standard construction\*\*\*\*

Offers in the region of £379,000

# Roche Court

## Laugharne, SA33 4NS



### Entrance

A very well appointed detached bungalow standing within approx 0.63 acres. With single cladding and shingle tiled roof. The property is approached over a brick paved yard driveway with parking and turning area which leads to a timber shingle garage. Short walk from the hamlet of Broadway which in turn is on the periphery of the ancient township of Laugharne. The property has a composite double glazed entrance door into an entrance porch/conservatory room.

### Entrance Porch/Conservatory

7'5" x 6'9" (2.27 x 2.08)  
UPVC double glazed windows to 3 sides. Tiled floor.  
Hard wood framed part glazed entrance door through to hallway.

### Hallway

UPVC double glazed window to fore. Telephone point. Electric, energy efficient, wall mounted panel radiator. Multi glazed door through to open plan lounge/dining room. Door through to kitchen. Airing cupboard which houses the duplex stainless steel cylinder with fitted shelves. Access to inner and rear hallways.

### Lounge/Dining Room

19'6" x 11'6" (5.95 x 3.53)  
Open plan lounge/dining room. Double aspect room with UPVC double glazed windows to front and rear. Two energy efficient wall mounted electric heaters. Feature fireplace with living flame LP gas fire. Multi glazed double doors leading through to sun lounge.

### Sun Lounge

13'10" x 11'10" (4.23 x 3.62)  
Triple aspect room with UPVC double glazed windows to side and rear. UPVC double glazed doors leading out to front patio area and forecourt. Two energy efficient wall mounted electric radiators. Telephone and tv connection points.

### Kitchen

11'9" x 7'6" (3.59 x 2.3)  
Range of modern fitted base line level units with cream coloured door and draw fronts. Wood effect work surface over base units incorporating a stainless steel sink with mixer hot and cold tap fitment. Four ring Neff LP gas hob with pull out extractor over. Neff fan assisted oven grill. Fully integrated dishwasher. Fully integrated fridge. Cream coloured brick effect tiled walls between base and eye level units. Serving hatch between

kitchen and lounge/dining area. Energy efficient wall mounted radiator. UPVC double glazed window to rear. Door to utility room.

### Pantry

Walk-in pantry cupboard with fitted shelves.

### Utility Room

8'0" x 6'10" (2.44 x 2.1)  
Fitted base and eye level base units with marbleized effect work surface over. Stainless steel sink. Space for fridge/freezer. Plumbing for washing machine. Space for tumble dryer. UPVC window to rear and side. UPVC double glazed door out to rear pathway and gardens in turn. Wall mounted electric heater.

### Inner Hallway

Access to loft space. Doors leading off to bedrooms 1, 2 and 3. Door to family shower room. Radiator. Walk-in coats/storage cupboard.

### Bedroom 1

11'8" x 7'7" (3.57 x 2.32)  
UPVC double glazed window to fore.

### Bedroom 2

11'7" x 7'6" (3.54 x 2.31)  
UPVC double glazed window to fore.

### Bedroom 3

11'8" x 10'0" (3.57 x 3.05)  
UPVC double glazed window to side.

### Shower Room

7'7" x 5'7" (2.32 x 1.71)  
Shower enclosure with a triton power shower fitment. Closed coupled economy flush WC fitted within vanity unit with glossed finished granite effect work surface over. Wash hand basin fitted within the vanity with Extractor light shaver switch. Wall mounted ladder electric towel heater.

### Rear Bedroom 4

12'6" x 12'9" (3.83 x 3.90)  
Double aspect room with double glazed window to side and rear. Further access to loft storage space. Walk-in dressing room.

### En-suite

5'8" x 7'0" (1.73 x 2.15)  
White suite comprising a wash hand basin with mixer tap fitment fitted within the vanity unit having high gloss finish white door fronts. Closed coupled economy flush WC. P shaped space in the panel bath with hot and cold mixer tap fitment and also a mixer shower fitment over. Glass shower screen. Floor to ceiling tiled walls. Extractor and UPVC double glazed window to rear.

### Externally

Extensive range of established shrubbery foliage and trees throughout. Pond feature. Natural well. Joining agricultural land formally known as Hugdon. Also the property has the remains of a 13th century castle ruin in the grounds







## Floor Plan



**Type:** Bungalow

**Tenure:** Freehold

**Council Tax Band:** D

**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 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			77
(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	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		