

Terry Thomas & Co

ESTATE AGENTS



Cross Inn Farmhouse Cross Inn Laugharne, SA33 4QS

Located in the charming village of Cross Inn, Laugharne, this delightful detached house offers a perfect blend of comfort and space. The property features two inviting reception rooms, ideal for both relaxation and entertaining guests. Four well-proportioned bedrooms provide ample accommodation for families or those needing extra space for guests or a home office. A large, open-plan kitchen and family room forms the heart of the home, offering a spacious and versatile area perfect for everyday living and entertaining. This bright and airy space is designed to accommodate modern family life, seamlessly combining cooking, dining, and relaxing in one generous setting. Outside, the property boasts beautifully landscaped gardens, meticulously planted with a wide variety of shrubs, mature trees, and foliage that enhance the tranquil rural setting. The extensive grounds include a spacious lawn area, ideal for outdoor activities and family gatherings, while hardstanding areas provide excellent space for garden structures such as sheds or summerhouses. Multiple off-road parking spaces add to the convenience, ensuring plenty of room for vehicles and visitors. The property is situated within the picturesque township of Laugharne, renowned for its rich history, stunning coastline, and vibrant cultural scene. Famous as the home of poet Dylan Thomas, Laugharne offers a welcoming community with a range of local amenities, charming shops, cafes, and scenic walks along the estuary.

Offers in the region of £359,999

Cross Inn Farmhouse Cross Inn

Laugharne, SA33 4QS



Entrance

Set in a peaceful countryside setting just outside the historic township of Laugharne, Cross Inn Farm is a charming and spacious family residence, offering generous accommodation and thoughtfully landscaped grounds. This well-presented four-bedroom home combines traditional character with modern convenience, including dual central heating, solar panels, and energy-efficient features throughout. The property is entered via a welcoming entrance porch, featuring a uPVC double-glazed door and uPVC double-glazed windows to either side. The space is finished with a ceramic tiled floor and leads through a second double-glazed door into the main hallway.

Hallway

3.48m x 1.78m
The hallway features a staircase rising to the first floor and a generous side passage with an open under-stair storage area, offering practical space for everyday use. A newly installed energy-efficient storage heater provides additional warmth, while part-glazed internal doors lead through to both the lounge and sitting room.

Sitting room

3.58m x 4.49m
The sitting room is a bright and comfortable space, featuring an energy-efficient electric storage heater and uPVC double-glazed French doors that open directly onto the front garden. Character is added by a feature open-arched recess, along with a practical walk-in storage cupboard. A part-glazed door provides access through to the kitchen.

Lounge

3.79m x 4.49m
The lounge enjoys excellent natural light from newly installed uPVC double-glazed windows to the front of the property and is fitted with a double-panel radiator. The home benefits from a dual central heating system, combining an oil-fired boiler with energy-efficient electric storage heaters, offering both flexibility and efficiency throughout the year.

Kitchen

5.70m x 5.09m
The kitchen is a spacious and well-appointed room, featuring a range of fitted base-level units with light oak finish door and drawer fronts, topped with a matte granite-effect work surface. A one-and-a-half bowl stainless steel sink is set into the worktop, with plumbing in place for a dishwasher. Appliances include a four-ring halogen hob with a pull-out extractor fan above, and a Belling double fan-assisted oven and grill. The space is well-lit with LED downlighting and benefits from an energy-efficient electric storage heater. uPVC double-glazed windows to either side provide excellent natural light, while a beautiful feature fireplace with an

oak mantel and inset 7kW wood burner creates a warm **Rear Bedroom 3**
3.26m x 2.50m

uPVC double glazed window to the side. Built in wardrobe space, comprising 2 double wardrobes, and 2 single wardrobes, with storage cupboards over. Double area via a uPVC double-glazed external door. From here, there is an open walkway into the utility space,

Utility space

The utility space includes plumbing for a washing machine, space for a tumble dryer, and houses the wall-mounted oil-fired boiler, which forms part of the property's dual-fuel central heating system. A uPVC double-glazed window to the rear allows in natural light, and a door leads through to the Cloakroom/WC.

Cloakroom/WC

The cloakroom is fitted with a low-level WC and a washbasin set within a sleek vanity unit, finished with high-gloss white doors and a contemporary chrome mixer tap. A uPVC double-glazed window to the rear provides natural light and ventilation.

First floor

The first floor opens onto a half-gallery landing area, filled with natural light from a uPVC double-glazed window to the front. From here, doors lead to both bedroom one and bedroom two.

Front Bedroom 1

3.55m x 4.56m
This bedroom features a double-panel radiator and a uPVC double-glazed window to the front, offering pleasant rural views and plenty of natural light.

Front Bedroom 2

3.49 x 4.53m
Double panel radiator, uPVC double glazed window to fore.

Inner Landing

An inner landing area has a double panel radiator, uPVC double glazed window to the side access to loft storage space over.

Bathroom

The bathroom features a modern three-piece white suite, including a panel bath with a glass shower screen and a Myra Sport power shower fitted above. A pedestal wash hand basin and close-coupled economy flush WC complete the suite. The walls are finished with a combination of paneling and tiling, complemented by LED downlighting. Heating is provided by a thermostatically controlled double-panel radiator with grills, while a uPVC double-glazed window to the side allows natural light and ventilation.

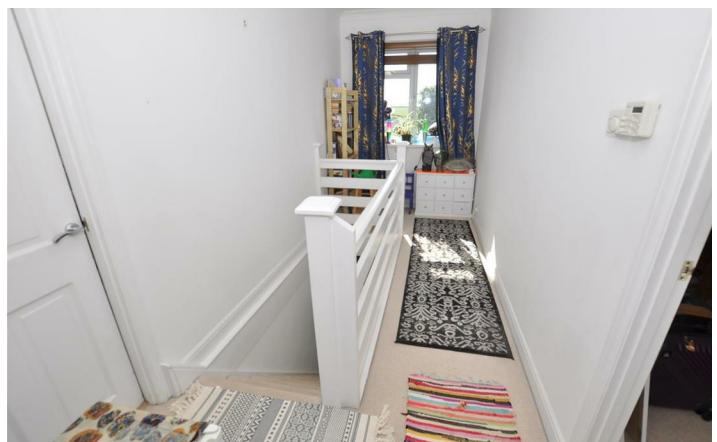
Rear Bedroom 4

2.51m x 2.10m extending to 3.08m
A uPVC double-glazed window to the side frames extensive views over the surrounding countryside, filling the room with natural light. The space is warmed by a single-panel radiator and benefits from a built-in airing cupboard housing a pressurised, unvented hot water cylinder,

Front garden

The front garden has been thoughtfully and extensively landscaped, showcasing a vibrant array of newly planted shrubs, foliage, and mature trees, all framed by well-established hedgerows that provide natural privacy and charm. A gated access leads seamlessly to the side parking area, offering convenience and security. To the side and rear, generous off-road parking is available on a combination of gravel and tarmacadam surfaces, complemented by sturdy ledge and brace pedestrian gates opening onto a spacious, fully concreted rear courtyard—ideal for outdoor gatherings. A further parking area is situated on the opposite side of the property. The rear garden is predominantly laid to lush lawn, punctuated by mature trees and anchored by a centrally positioned concrete hardstanding, perfect as a base for a shed, workshop, or garden retreat—offering both beauty and practical versatility in this stunning rural setting.





Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1782 SQ.FT. (165.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Type: House - Detached

Tenure: Freehold

Council Tax Band: F

Services: Mains electricity, water and drainage connected. The property also has the benefit of solar panels

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	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ 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	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A				Very environmentally friendly - lower CO ₂ 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 environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	