

# Terry Thomas & Co

## ESTATE AGENTS



## Sea View Llansadurnen

Laugharne, Carmarthen, SA33 4RH

Welcome to this charming detached house located in the picturesque hamlet of Llansadurnen, Laugharne, Carmarthenshire. This property boasts a blend of character features and modern amenities. As you step inside, you are greeted by a reception room. With four bedrooms. One of the highlights of this property is the stunning sea views that can be enjoyed from various vantage points to the fore and rear of the house. This house offers practical features such as off-road parking and the rear garden provides a private outdoor space where you can enjoy al fresco dining or simply relax in the fresh air.

### "Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional."

**Guide price £210,000**

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### Front porch

1.92m x 1.26m

With double glazed entrance door, uPVC double glazed window to fore. Ceramic tiled floor. Part glazed door leading through to...

### Lounge

4.61m narrowing to 3.77m x 3.75m

Wood effect laminate flooring. Staircase to first floor. uPVC double glazed box sash Victorian slider window to fore with slate sill. Recessed uPVC double glazed window to side with slate sill. Two double panel radiators. Victorian style fireplace with cast iron inset & slate hearth. Under stairs storage area. Four panel pine doors to sitting room & kitchen dining room.

### Kitchen/Dining Room

7.95m x 2.33m

Range of modern Country style base and eye units in cream with wood effect work surface over the base units. Slate effect ceramic tiled floor. Stainless steel sink with Chrome mixer tap. "Beko" double oven/grill cooker with ceramic 5 ring hob. Advent chimney extractor over. Down lighting. Plumbing for dishwasher. Dining area has Oak effect flooring, uPVC double glazed window to the side and double panelled radiator. Part glazed door leading out to the rear garden.

### Sitting Room

11'3" max x 12'5" (3.43m max x 3.81m)

Victorian style fireplace with cast iron inset and slate hearth. uPVC double glazed box sash Victorian slider window to fore with slate sill. Double panel radiator. Four panel pine door leading through to

### Study/Utility

6'10" x 13'11" (2.09 x 4.26m)

Double panel radiator. uPVC double glazed box sash Victorian slider window to fore. uPVC single glazed window to the rear. Worcester Heat Slave 20-25 combination boiler which serves the central heating system and heats the domestic water. Door into

### Cloakroom/WC

Wall mounted wash hand basin with tiled splashback and low level WC. Ceramic tiled floor.

### Landing Area

Half galleried landing area. Double panelled radiator. Doors leading off to rear bedrooms 1, 2 and family bathroom.

### Rear Bedroom 1

8'7" x 8'3" (2.63m x 2.52m)

uPVC double glazed window to rear. Double panel radiator.

### Family Bathroom

1.62m x 2.28m

Three piece suite in white comprising economy flush WC, pedestal wash hand basin with tiled splashback and pine panelled bath with 'Mira' electric shower. Victorian style mixer shower and tap fitment. uPVC double glazed window to rear. Wood effect laminate. Double panelled radiator.

### Rear Bedroom 2

8'4" x 8'7" (2.56m x 2.62m)

Overlooking the garden and countryside. Single and double radiator.

### Front Landing Area

uPVC double glazed box sash Victorian Slider window to fore with a slate sill. Doors to Front Bedroom 3 & 4

### Front Bedroom 3

12'5" x 9'6" (3.79m x 2.90m )

Double panelled radiator. uPVC double glazed box sash Victorian slider window to fore with slate sill having sea views.

### Front Bedroom 4

12'4" x 11'0" (3.78 x 3.37m )

uPVC double glazed box sash Victorian slider window to fore with slate sill having sea views. Two double panelled radiators.

### Externally

Dwarfed boundary wall to fore laid to gravel. Tarmacadam driveway to side with parking for approximately 2 cars in tandem. Pathways to all sides of the property. Enclosed rear garden with a fenced border to one side and hedge to the other.

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## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Terry Thomas.

**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains electricity and water. Private 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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