

# Terry Thomas & Co

ESTATE AGENTS



## Narnia

Broadway, Laugharne, SA33 4NU

This well-presented and spacious home offers flexible accommodation over two floors, featuring a generous lounge, a modern open-plan kitchen/dining room with adjoining conservatory, and three ground floor bedrooms alongside a family bathroom, utility room, cloakroom, and integral garage. Upstairs, there is a useful landing/home office area and a spacious fourth bedroom with eaves storage.

Externally, the property benefits from a large tarmac driveway and forecourt providing ample parking, a lawned front garden, and pathways surrounding the home. To the side, there is access to a masonry-built store/workshop, while the rear features a natural stone patio leading to a further lawned garden with raised borders. The property also benefits from uPVC double glazing, oil-fired central heating, and mains services.

**Offers in the region of £469,500**

# Narnia

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## Property Description

The property is approached via a double-pillared tarmac driveway leading to a spacious front forecourt, also laid to tarmac. This area provides ample parking and turning space, as well as access to the garage. To the front, there is a level lawned garden bordered by trellis fencing, with pathways running around all sides of the property. On the right-hand side, a large paved pathway leads to a masonry-built store shed/workshop. To the rear, there is a generously sized natural stone patio, beyond which lies a further lawned garden. This is complemented by a raised shrubbery border and trellis fencing along the boundary. This attractive home is entered via an open storm porch with a uPVC double glazed entrance door.

## Entrance Hallway

5.89m x 2.81m

Spacious and welcoming hallway measuring approximately. The hallway features wood grain-effect flooring and a panel radiator with thermostat control, with doors leading to the open-plan kitchen/dining room, lounge, three ground floor bedrooms, family bathroom, and an airing cupboard with fitted shelving. Oak engineered doors are fitted throughout the ground floor.

## Lounge

17'7" x 12'8" (5.38m x 3.87m)

A generously sized lounge with wood grain-effect flooring, a feature electric fireplace, and a uPVC double glazed window overlooking the rear garden and surrounding rural views. Radiator with thermostat control.

## Kitchen / Dining Room

7.00m x 3.51m

An impressive open-plan space fitted with a modern range of base and eye-level units with light grey Shaker-style doors and wood-effect work surfaces. Features including Bosch fan-assisted oven and grill, Four-ring halogen hob with extractor hood,

Stainless steel one-and-a-half bowl sink, Space for American-style fridge freezer, Plumbing for dishwasher. LED down lighting. Contemporary wall-mounted radiator

The room also provides access to the first floor and features glazed oak double doors leading into the conservatory, as well as access to the rear hallway.

## Conservatory

3.91m x 3.09m

A bright conservatory with uPVC double glazing to three sides, a vaulted roof, ceramic tiled flooring, and double doors opening onto the rear patio and garden.

## Rear Hallway, Utility & Cloakroom

The rear hallway provides access to the garden, utility room, cloakroom, and integral garage.

## Cloakroom

Low-level WC and wall-mounted wash basin

## Utility Room

Space and plumbing for washing machine and tumble dryer, fitted cupboards, and work surface

## Bedroom One

3.14m x 3.30m

uPVC double glazed window to the fore, thermostatically controlled radiator.

## Bedroom Two

3.34m x 3.19m

uPVC double glazed window to the fore, thermostatically controlled radiator.

## Bedroom Three

3.86m x 4.25m

uPVC double glazed window and thermostatically controlled radiator. Fitted wardrobes and storage

## Integral garage

4.87m x 3.06m

With up-and-over door, stainless steel sink, and housing the oil-fired boiler and unvented hot water cylinder.

## First Floor

9'7" x 11'10" (2.94m x 3.61m)

The first floor landing is currently utilised as a home office, with built-in storage, desk units, and a Velux window.

## Bedroom Four

19'5" x 11'10" (5.94m x 3.61m)

A spacious room with two Velux windows, eaves storage, and two radiators.

## Main Family Bathroom

11'5" x 6'7" (3.49m x 2.02m)

A well-appointed dual-purpose family bathroom featuring a disability-friendly shower area with a fitted shower seat and wall-mounted chrome mixer shower with accessible controls. The room includes a panelled bath, bidet, close-coupled WC, and a wash hand basin set within a vanity unit with a granite-effect work surface, incorporating drawers and multiple storage cupboards. The walls are part tiled, complemented by a ceramic tiled floor.

Additional features include a uPVC double-glazed window to the rear, PVC downlighting, and an extractor fan.





# Floor Plan

**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Water, Drainage and Oil.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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