

# Terry Thomas & Co

ESTATE AGENTS



## 29 Orchard Park Estate Laugharne, Carmarthen, SA33 4TH

An end-of-link 3-Bedroomed House having exceptional views over Laugharne castle and estuary, and Carmarthen Bay. The home has the benefit of unrestricted on-street parking to fore, with potential for off-street parking subject to the necessary planning consent.

The property is ideal for first-time buyers or for investment purposes, with little refurbishment required and ample opportunity to make it your own.

1.5kw solar panels.

**Offers in the region of £199,950**

# 29 Orchard Park Estate

## Laugharne, Carmarthen, SA33 4TH



### Hallway

8'0" x 11'4" (2.44 x 3.47)  
uPVC double glazed entrance door leading to hallway. Staircase to First Floor, with understairs storage area. Grey grain wood effect flooring. Doors leading to Kitchen/Dining room, and Lounge.

### Lounge

12'9" x 10'10" (3.91 x 3.31)  
uPVC double glazed window to fore. Oak finished flooring.

### Kitchen/Dining room

21'1" x 9'10" (6.45 x 3.02)  
Dining area having grey grain wood effect flooring. Built in airing cupboard housing the copper hot water cylinder. Further built in cupboard with louvre doors. Plumbing for washing machine. uPVC double glazed window to over. uPVC single glazed window to rear. Floor to rear. The Kitchen having ceramic tiled floor with

fitted base and eye-level units with regal blue-coloured door and drawer fronts, with marble effect worksurface over the base unit incorporating a stainless-steel sink. 4 ring ceramic hob with stainless-steel chimney-style extractor over. Fan-assisted oven/grill. A further recess worksurface with the Worcester oil fired boiler under. uPVC double glazed door leading out to side pathway and rear garden intern.

### First Floor

Landing area having access to loft space. uPVC double glazed window to side. Doors leading to all Bedrooms and Family Bathroom.

### Family Bathroom

5'7" x 6'0" (1.71 x 1.85)  
Low level WC; pedestal wash hand basin; panel bath with a 'Mira - Sprint' power shower fitment

### Rear Bedroom 1

9'11" x 14'10" (3.03 x 4.53)  
Built in triple wardrobes, two uPVC single glazed windows to rear and wood effect flooring.

### Front Bedroom 2

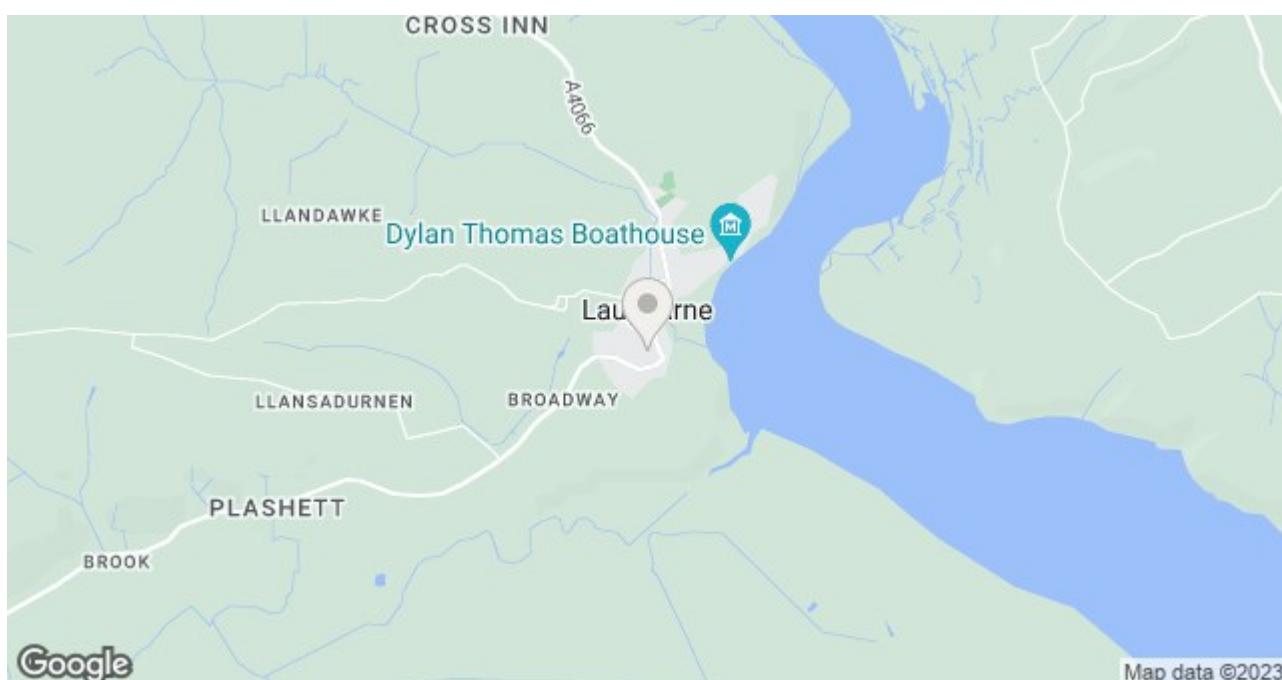
14'9" x 11'2" (4.50 x 3.41)  
uPVC single glazed window to fore, and double panelled radiator.

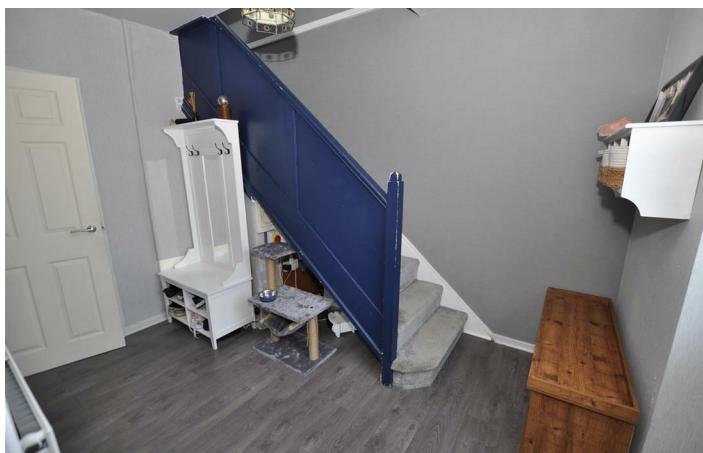
### Front Bedroom 3

9'8" x 7'10" (2.96 x 2.41)  
uPVC single glazed window to fore and wood effect flooring.

### Externally

Pathway leading to front entrance door and pathway to the side leading to an enclosed rear garden, with a large timber summer house/workshop.





## Floor Plan

**Type:** House - End Terrace

**Tenure:** Freehold

**Council Tax Band:** C

### Services:

**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			83
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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