

Terry Thomas & Co

ESTATE AGENTS



Milkwood Villa, Stoneway Road Laugharne, SA33 4SU

A brand-new, individually designed contemporary mid-link home, constructed in 2025 and ideally positioned in the heart of Laugharne village. The property enjoys outstanding views over the Laugharne Estuary, Castle, and village and offers well-proportioned accommodation comprising three double bedrooms, two modern bathrooms, and a bright open-plan living space with balcony and access to the garden. Finished to a high standard throughout, the home benefits from modern energy-efficient features and a prime village-centre location, combining stylish living with one of Wales' most picturesque settings.

Offers in the region of £585,000

Milkwood Villa Stoneway Road

Laugharne, SA33 4SU



Township of Laugharne

Laugharne is a picturesque village located in Carmarthenshire, Wales, approximately 10 miles from the M4 motorway. The village is renowned for its stunning coastal scenery, charming streets and rich literary history, particularly its connection to the famous poet Dylan Thomas, who spent much of his life here. One of the main attractions in Laugharne is the Dylan Thomas Boathouse, where the poet lived from 1939 until his death in 1953. This iconic spot offers breathtaking views of the Taf Estuary and is a must-visit for fans of his work. The boathouse has been converted into a museum that showcases Thomas's life and legacy, providing insights into his creative process and the influences of the surrounding landscape. Another highlight is Laugharne Castle, a medieval structure that offers a glimpse into the village's historical significance. The castle is set within beautiful grounds and provides stunning views of the estuary. For nature enthusiasts, the nearby coastline and estuary offer.

Ground Floor

Hallway

uPVC double glazed main entrance door. Grey wood grain laminate flooring. Half turn staircase with toughened glass inserts. Oak vertical panelled doors to bedrooms, bathroom and store cupboard.

Bathroom

uPVC double glazed window to side. Fitted three-piece bathroom suite in white. Porcelain marble effect tiled floor and walls. Inset ceiling spotlights. Extractor fan.

Bedroom

uPVC double glazed window to front. Tubular radiator. Grey wood grain laminate flooring.

Bedroom

uPVC double glazed window to rear. Tubular radiator. Grey wood grain laminate flooring.

Family Bathroom/ Wetroom

uPVC double glazed window to rear. Panelled bath, hand wash basin and shower enclosure with floor drain. Porcelain marble effect tiled floor, splashback and part tiled walls.

First Floor

Landing

Balustrade with toughened glass insert. uPVC double glazed door to rear garden. Store cupboard. Vertical panelled Oak doors to all rooms.

Open Plan Lounge/ Dining/ Kitchen

Full width uPVC double glazed sliding doors with far reaching views across Estuary and Castle providing access to balcony. uPVC double glazed windows to side and French doors to rear garden. Two vertical radiators. Grey wood grain laminate flooring. Inset ceiling spotlights. Mains powered smoke alarms. Fitted anthracite grey high gloss kitchen finished with handleless doors and granite effect worktops. Integral oven, grill, ceramic hob, extractor hood, microwave dishwasher and drinks cooler. Central island / breakfast bar. Brushed steel electrical fitments. Wired for wall mounted television.

Undercover Balcony

Exceptional views over the village of Laugharne,

Estuary and Castle. Tiled floor. Steel balustrade with toughened glass inserts.

Utility / Cloakroom

uPVC double glazed window to front. Fitted units and worktop. Plumbed for washing machine. Close coupled WC and hand wash basin.

Main Bedroom

uPVC double glazed patio doors to front with partial views of Castle and Estuary. uPVC double glazed patio doors to rear garden. Wired for wall mounted television.

Bedroom 2

uPVC double glazed window with partial Estuary views to front.

Bedroom 3

uPVC double glazed window with partial Estuary views to front.

External

Undercover carport parking.

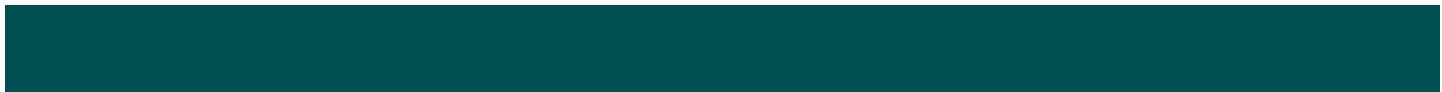
Side Garden/ Driveway

Rear Garden

Landscape and tiered rear garden.

Solar Panel Details





Floor Plan

Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band:

Services: Mains Electricity, Drainage, Water and Solar panels with Heat Source pump.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(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 ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	