



TO LET

Flat 1 Market Lane, Laugharne, Carmarthen, SA33 4SB  
£500 pcm





## THE PROPERTY

This ground floor flat is situated in the very heart of the sought-after Township of Laugharne, Carmarthen, this charming flat offers an unbeatable location and a wonderfully inviting place to call home. The open-plan lounge and dining area creates a warm, sociable space—perfect for relaxing after a long day or hosting friends in comfort.

Living in the centre of Laugharne means everything you need is right on your doorstep. Enjoy convenient access to local shops and eateries, breath taking coastal scenery, and the captivating history that makes this town so uniquely enchanting. Renowned for its stunning landscapes and thriving community spirit, Laugharne offers the ideal balance of tranquillity and vibrancy.

Whether you're looking for a peaceful retreat or a home surrounded by beauty and culture, this flat provides a fantastic opportunity to immerse yourself in everything Laugharne has to offer.

\* Applicants should note the floor plan is for Ground floor and first floor flat\*  
Viewings will take place SUNDAY 14th DECEMBER

### Open Plan Lounge/dining room/Kitchen

Open plan Kitchen/breakfast room/lounge, door through to lounge and door to shower room. 3 windows to fore.

### Bedroom

Patio doors leading out to the courtyard area.

### Shower Room

Corner shower enclosure, WC and pedestal wash hand basin. Window to rear.

**Type:** Flat  
**Tenure:**  
**Council Tax Band:**

**Services:** Mains electricity, water and drainage.

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

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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