

Terry Thomas & Co

ESTATE AGENTS



48 Gosport Street

Laugharne, SA33 4TA

A 3-bedroom Mid-Terraced House full of traditional charm and character, located in the popular historical town of Laugharne. With ease of access to a range of local amenities, including cafe's, local independent shops, restaurants, pubs, and wonderful walking routes. The area also benefits from excellent transport links, with regular bus services and within easy reach of the A40 dual carriageway.

The property requires refurbishment, however has incredible potential to be a beautiful home, with good-sized rooms and a large private rear garden, as well as rear vehicle access leading to a Detached Garage.

Auction date 29th April 2026

<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/179234>

Auction Guide £115,000

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Entrance hallway

UPVC entrance door leading to hallway. Tiled floor. Door leading off to the lounge.

Lounge

13'11" x 14'6" (4.25 x 4.43)

Feature fireplace with exposed pointed reconstituted brick surround and matching recess shelves. UPVC double glazed window to fore. Living flame LP gas fire inset with back boiler for central heating /water. Wood effect flooring.

Kitchen / Breakfast Room

18'7" x 8'4" (5.68 x 2.55)

Fitted base and eye-level units, with 1 1/2 bowl sink. Plumbing for washing machine and dishwasher. LP Gas cooker point. Understairs storage cupboard. Staircase leading to first floor. UPVC double glazed window to rear. Double glazed door leading out to rear porch.

Bathroom

7'7" x 6'9" (2.33 x 2.06)

3 piece suite comprising of pedestal wash hand basin, low level W/C, and panel bath with electric shower fitment over. UPVC window to rear. Mostly floor to ceiling tiled walls.

Front Bedroom 1

10'11" x 8'3" (3.34 x 2.53)

UPVC Double glazed window to fore.

Front Bedroom 2

10'11" x 8'10" (3.34 x 2.70)

UPVC Double glazed window to fore.

Rear Bedroom 3

10'4" x 9'7" (3.15 x 2.94)

UPVC Double glazed window to rear.

Externally

The rear of the property has the benefit of vehicle access leading to a detached garage. Generous size garden intercepted by a concrete pathway. Off-street parking to rear for 2 cars.

Garage

15 x 12 (4.57m x 3.66m)

Masonry built garage.

AUCTION

Buyers Premium

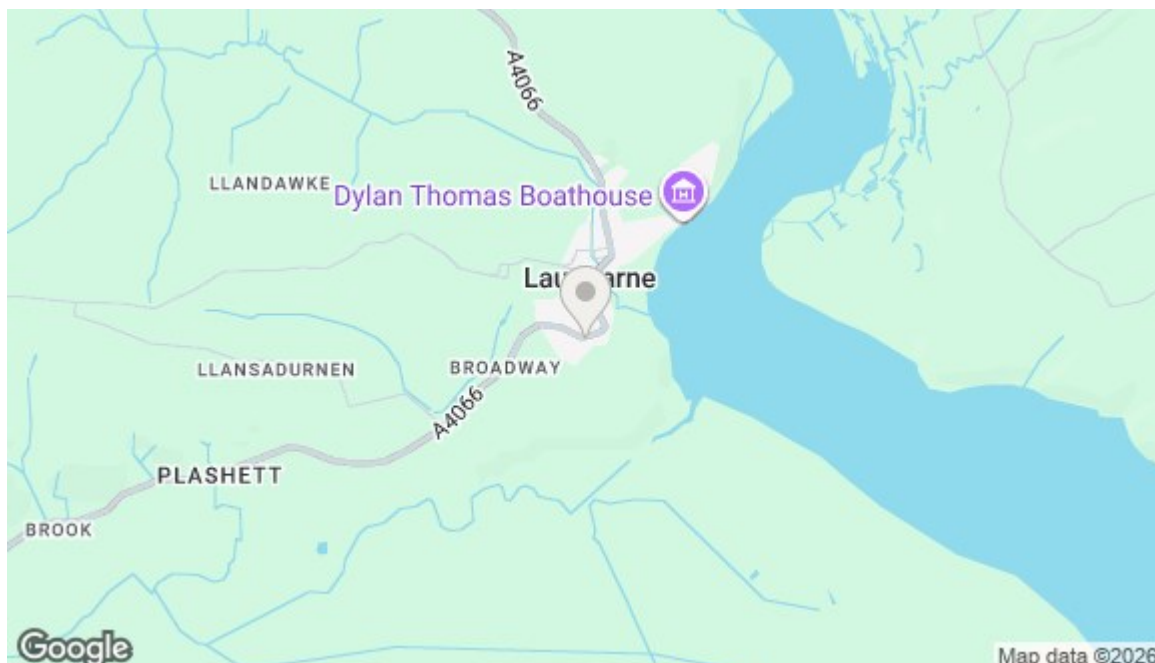
* Plus 5% Buyers Premium + VAT

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and

contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated). Pre Auction Offers Are Considered The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.





Floor Plan



Type: House - Terraced
Tenure: Freehold
Council Tax Band: C

Services: Mains water, drainage and electricity.

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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