

1 King Street  
Carmarthen  
Carmarthenshire  
SA31 1BA  
Tel: 01267 232 700  
Email: [info@swiftsales.co.uk](mailto:info@swiftsales.co.uk)



## FOR SALE

### Old Bank House, Market St, Laugharne, SA33 4SA

Swift Property Services are pleased to offer this three bedroom character, mid terraced house located in the historic coastal town of Laugharne, made famous by poet Dylan Thomas. Laugharne is positioned on the beautiful Taf Estuary and the property is just a stones throw from the entrance to the stunning Laugharne Castle. The property benefits from being in close proximity to local shops, pubs, cafes, eateries, along with a primary school. The property is set over three storeys. Internally, on ground floor the property is comprised of an open plan lounge and dining room and a separate kitchen. The first floor is comprised of two bedrooms and a large bathroom. On the top floor there is a large, light bedroom set into the eaves. The property benefits from a garden to the rear of the property, which offers a yard and steps leading to an elevated garden area. Viewings highly recommended. Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).



**£190,000**

**Freehold**



---

## MEASUREMENTS / DESCRIPTION

---

**ENTRANCE HALL** - 1.00 m (3' 4") x 7.00m (23'0") Enter through wooden door with glass panes, white artex ceiling, skimmed walls with dado rail, carpet. Doors leading to front lounge, dining room, kitchen and to under the stairs cupboard.

**FRONT LOUNGE**- 3.60 m (11' 10") x 3.60 m (11' 10") Nice light room, with open fire set into a marble hearth and wooden mantle. Coved and white artex ceiling, skimmed walls with dado rail, carpet. Radiator. UPVC window to front. Benefiting from large opening into dining room, creating open plan living. Door to hall.

**DINING ROOM** - 2.70 m (8' 11") x 3.60 m (11' 10") - Open plan to lounge, skimmed walls with dado rail, coved and white artex ceiling, UPVC double glazed window to rear, radiator, vinyl flooring, door leading to hall.

**KITCHEN**- 4.03 m (13' 3") x 2.08 m (6' 10") - Country style kitchen in an ivory shaker with wooden handles. Fitted oak work surfaces. Features include sink and drainer, Logik electric hob and cooker, traditional beam ceiling with white artex, skimmed walls, coloured wall tiles. Flooring tiled. Radiator. UPVC window and door to side. Firebird s70 oil boiler.

**LANDING** - Full turned carpeted staircase to first floor landing. Ceiling white artex, Skimmed walls. Carpeted floor. Doors to bathroom, bedroom 1 and bedroom 2.

**BEDROOM 1** - 4.70 m (15' 6") x 3.60 m (11' 10") - Two sash double glazed window to front, skimmed walls with dado rail, artex ceiling. Carpet. Radiator.

**BEDROOM 2** - 2.90 m (9' 7") x 3.50 m (11' 6") - UPVC double glazed window to rear, skimmed walls with dado rail, skimmed ceiling. Carpet. Radiator.

**BATHROOM** - 4.40 m (14' 6") x 2.80 m (9' 3") - Three piece suite, comprising walk in shower cubical with Triton electric shower, pedestal wash hand basin and WC. Wooden ceiling. Navy and white tiled walls. Vinyl wood effect flooring. Radiator. Heated towel rail. UPVC window to rear. Door to cupboard which houses the water tank. Door to landing.

**BEDROOM 3** - 4.70 m (15' 6") x 3.50 m (11' 6") - Situated into the eaves. Range of velux windows and UPVC double glazed window to rear offering plenty of light. skimmed walls and ceiling. Carpet.

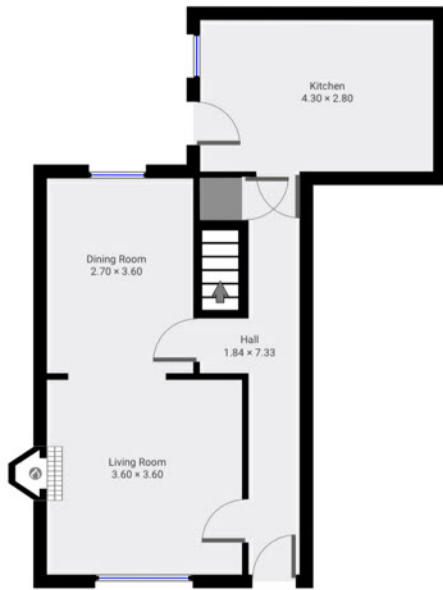
**EXTERNAL** - Yard to rear of property, with steps leading to elevated garden area, with paving and flower beds. Small garden shed.

**SERVICES** - Mains electricity, water and sewerage. Oil central heating (oil tank located in rear garden)

**COUNCIL TAX** - Council tax band D

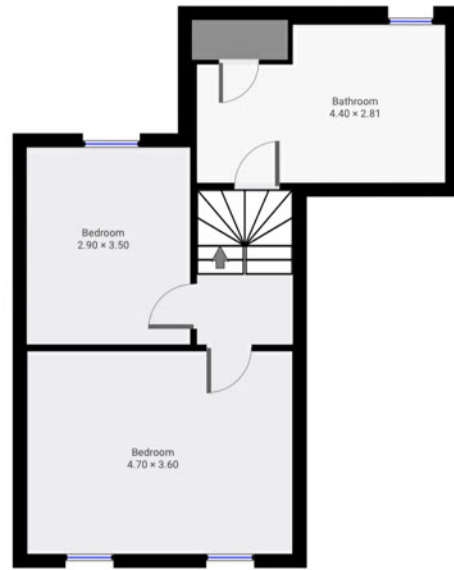
---

▼ Ground Floor



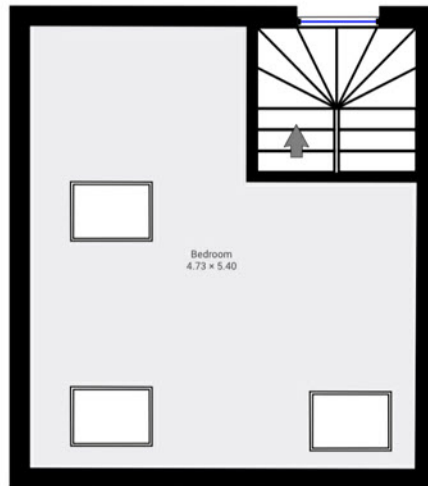
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ 2nd Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ 3rd Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**PLEASE NOTE** -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations Ltd and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 07283983

# Energy performance certificate (EPC)

The Old Bank House  
Market Street  
Laugharne  
CARMARTHEN  
SA33 4SA

Energy rating

E

Valid until 7 July 2021

Certificate number

8202-4288-5829-7906-2393

## Property type

Mid-terrace house

## Total floor area

115 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)