

Beach Cottage Frogmore Street, Laugharne SA33 4SX

Private Treaty £295,000 Freehold

FOR SALE | AR WERTH



Description

Good standard, three bedroom semi-detached cottage (built in 1889) with off road parking situated in the sought after historical township of Laugharne, Carmarthenshire. The property benefits from views over the castle and estuary, whilst being well positioned within easy access of local amenities including pubs, restaurants, cafes and shops. Laugharne Castle and waterfront are situated within a few hundred yards of the property.. St Clears and the A40 is located approximately three miles away, Pendine and its long sandy beach approximately five miles away and Carmarthen the county town, approximately twelve miles away. The accommodation is set over two floors, with the ground floor comprising of an entrance hall, Cloakroom/wc, Spacious kitchen, dining room, living room and separate lounge. The first floor comprises of three bedrooms, en suite and family bathroom. Externally there is off road parking for one vehicle, detached garage, large lawn and slightly elevated patio with views and a sunny, south westerly aspect. Oil central heating with an external "Worcester" combi installed in 2021. uPvc double glazed throughout. Please see our virtual tour for a good insight as to what this property has to offer. Please contact Swift property Services for viewings on 01267231394 / info@swiftpropertyserices.co.uk



Rooms & Descriptions

Location: The property is situated within a few hundred yards of Laugharne waterfront. Laugharne is a picturesque, sought after town situated in West Carmarthenshire, within reasonable distance of the county of Pembrokeshire and its beautiful scenery. Laugharne is well known for its connection with the Poet Dylan Thomas who previously resided in the town. Local amenities in the town include a selection of pubs, restaurants, cafes and shops. The Castle and waterfront are both situated less than half a mile away. St Clears and the A40 is located approximately three miles away, Pendine and its long sandy beach approximately five miles away and Carmarthen the county town, approximately twelve miles away. Excellent walks can be found around the town with views to the Gower and further afield. The property itself is situated within a few hundred yards of Laugharne waterfront.

Ground Floor:

Hallway: Entrance to side elevation via uPVC/Double glazed door with open porch. Internally, there is an open staircase, Understairs storage and doors to cloakroom and kitchen. Carpeted floor. Double panelled radiator.

Kitchen/Dining Room/Living Room: 3.57m (11'9") x 9.74m (32'0") Spacious, open plan setup offering a great space to accommodate modern family living and entertaining alike. Doors to Hall and lounge. uPVC double glazed windows to fore and rear elevations with the front offering views towards the Grist where the castle and estuary can be found. Range of white, traditional base units with glass panelled wall units. Varnished, wooden worktops. Gas, six burner range cooker with stainless steel splash back and extractor hood above. Ceramic tiled floor. Skimmed ceilings. Spot lighting. Part tiled walls.

Lounge: 3.05m (10'1") x 4.76m (15'8") Wooden sliding doors to open plan living area. uPVC double glazed window to fore with views towards the Grist including Castle and Estuary. Carpeted floor. Radiator.

Cloakroom/WC: 1.49m (4'11") x 0.98m (3'3") Door to hall. WC. Wash basin. uPVC double glazed window. Tiled splashback.

First Floor:

Landing: Split level with Doors to Bedrooms 1, 2 & 3 and family bathroom. Stairs down to ground floor hallway. Walk in airing cupboard/wardrobe approx 2.57m x 0.84m). Velux Skylight. Carpeted floor.

Bedroom 1 (Rear): 2.45m (8'1") x 3.52m (11'7") Doors to landing, En suite and walk in airing cupboard. Wood effect Laminate floor. uPVC double glazed window to rear elevation. Radiator.

En Suite: 0.96m (3'2") x 2.61m (8'7") Door to bedroom. uPVC double glazed window. Shower cubicle. WC. Wash basin. Wood effect flooring.

Bedroom 2 (Front): 3.46m (11'5") x 4.79m (15'9") Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator. Feature beams. Views overlooking Grist including castle and estuary.

Bedroom 3 (Front): 2.32m (7'8") x 4.77m (15'8") Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator. Feature beams. Views overlooking Grist including castle and estuary.

Family Bathroom: 3.72m (12'3") x 1.97m (6'6") Door to landing. uPVC double glazed window to side elevation. Four piece suite comprising of roll top bath, shower cubicle, WC and wash basin. Radiator with cover. Wall mounted cupboard. Spot lighting. Dado rail. Tongue and groove walls.

Externally: Off road parking for one vehicle to the side and unrestricted on street parking to the fore (lawn to the front/side of the property which could potentially be converted to further off road parking). Detached garage with power and lighting. Enclosed rear garden comprising of a patio area with steps leading to a large lawn and slightly elevated patio terrace with views towards the castle and estuary, enjoying a sunny, south westerly aspect.

Services: Mains electricity, water and sewerage. Oil central heating. Gas bottles for gas hob (range cooker).

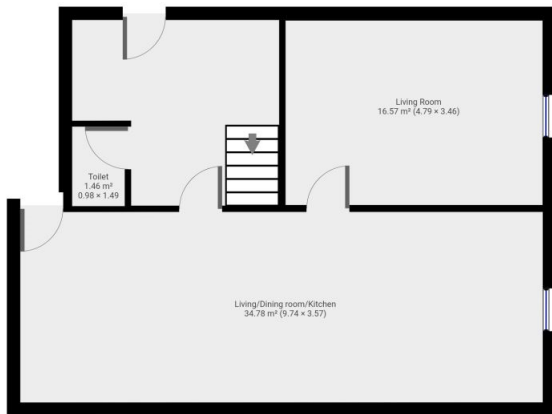
Tenure: Freehold

Local Authority: Carmarthenshire County Council

EPC: E / 53

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Floor Plan



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Property Features

- Garage
- 2 Bath
- Close to local amenities
- scenic views
- Popular Location
- Oil CH
- Off road parking
- 3 Bedroom
- Semi-Detached

EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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