

Longshore House, 1 Duncan Street, Laugharne, SA33 4SW

Private Treaty £420,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer Longshore House on the sales market. Longshore House is a stone faced, spacious, well presented four bedroom property, situated in the sought after historical township of Laugharne, Carmarthenshire. This high standard property (built prior to 1810) is well positioned within easy access of local amenities including pubs, restaurants, cafes and shops. Laugharne Castle and waterfront are both situated within walking distance. 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 house benefits from a wealth of character and charm with a fantastic array of original features, including exposed beams, stripped pine floors and thick, uneven walls. The property has been sympathetically, tastefully and extensively refurbished and upgraded over the years resulting in a fantastic, high specification property with elements associated with a boutique hotel. The accommodation is set over four floors, with the ground floor comprising of an entrance hall, living room, dining room, kitchen, conservatory and wet room with wc. The first floor comprises of two bedrooms (one en suite). The second floor comprises of a bedroom and bathroom. The third floor comprises of a bedroom. Externally there is unrestricted on street parking to the fore and a rear enclosed garden, utility and shed. Oil central heating. The property offers investment potential with the property currently utilised as a holiday let and boasts a 5 star welsh tourist board rating for holiday accommodation. Viewings are recommended to appreciate the quality of this superb house. Furnishings available by negotiation. 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

Ground Floor:

Entrance Hall: 2.31m (7'7") x 2.24m (7'5") Access to the fore via a painted, part glazed wooden door. Wooden doors to kitchen and living room. Stairs to first floor. Wood flooring. Cupboard. Radiator. Meter cupboard. Part wood panelled walls.

Living Room: 4.71m (15'6") x 5.22m (17'2") Wooden door to hall. Wood flooring. Exposed beams. Original inglenook fireplace with wood burning stove, painted stone recess, Welsh oven, wood lintel, tiled and brick hearth. Sash window to the fore. Two wall mounted, vertical radiators. Stained glass window to the rear viewing the dining room. Spot lighting. Mixture of painted Georgian wall boards and plastered walls.

Kitchen: 5.16m (17'0") x 3.34m (11'0") Opening to hall and dining room. Sash window to fore. Range of base and wall units. Granite worktops. Belfast sink. Mixer tap. Gas/electric range cooker with feature brick surround. Tiled flooring. Freestanding island with worktop and storage underneath. Skimmed ceilings and plastered walls. Walls tiles above kitchen worktops. Wooden door to Pantry. Space for fridge freezer. Plumbing for dish washer.

Dining Room: 4.78m (15'9") x 2.89m (9'6") Opening to kitchen. Wooden door to shower room/wc. Feature part glazed, stained glass double doors to conservatory. Stained glass window viewing the living room. Sash window to rear, overlooking the garden. Pine wooden flooring. Two velux windows providing lots of natural light. Radiator.

Conservatory: 2.85m (9'5") x 4.55m (15'0") Double doors opening to garden. Part glazed doors to dining room. Travertine tiled floor. Perspex roof. Double glazed windows to side and rear elevations.

Wet Room / WC: 2.17m (7'2") x 1.84m (6'1") Contemporary shower room comprising of a walk in shower, fixed mains powered shower head with mixer tap, glass panel, feature rustic tiles, stone mosaics, back to wall toilet, dual flush, vessel sink, mixer tap, chrome wall mounted towel radiator, spot lighting, extractor fan, access to loft space and a uPVC double glazed window to side elevation.

First Floor:

Bedroom 1: 2.78m (9'2") x 5.23m (17'2") L- Shaped room. Door to Landing. Real wood flooring. Sash window to fore. Radiator. Exposed beam.

Landing: Stairs with handrail down to ground floor hall. Stairs to second floor. Doors to bedrooms 1 & 2. Window to rear elevation. Carpeted floor. Radiator. Exposed beams.

Bedroom 2/Bathroom: 3.90m (12'10") x 4.23m (13'11") Double bedroom/en suite. Roll top bath elevated on a tiled floor. Mixer tap and shower head. Wash basin. Hot and cold taps. Vanity unit. Tiled splash back. Sash window to fore. Wood flooring. Exposed beams.

Second Floor:

Landing: Stairs to first and third floor. Doors to bedroom 3 and bathroom. Sash window to rear. Exposed beams. Carpeted floor.

Bedroom 3: 3.95m (13'0") x 3.13m (10'4") Sash window to fore. Wooden panelled door to landing. Varnished Pine wood flooring. Built in wardrobe. Radiator. Exposed beams. Skimmed ceilings.

Bathroom: 2.80m (9'3") x 1.34m (4'5") Family bathroom. Wooden door to landing. Wood effect flooring. Sash window to fore. Square bath, silk stone and glass mosaics, chrome towel radiator, spot lighting, extractor fan, tiled walls, exposed beams, WC, hand wash basin.

Third Floor:

Bedroom 4: 5.28m (17'4") x 4.00m (13'2") Attic room. Stairs down to second floor landing. Carpeted floor. Velux window to rear elevation. Under Eaves storage. Exposed wooden beams. Stone chimney breast with wood lintel.

Externally: Unrestricted on road parking to the fore. Enclosed, south facing rear garden. Secure gate providing rear access onto Wogan street. Access to utility room housing the oil boiler with plumbing for a washing machine, space for a tumble drier above, power and lighting. Double doors to conservatory. Gravel seating and BBQ area. Decking area with Pergola. Wooden shed. Borders with mature trees and shrubs. Views of the Norman Castle. Pond. Oil tank.

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

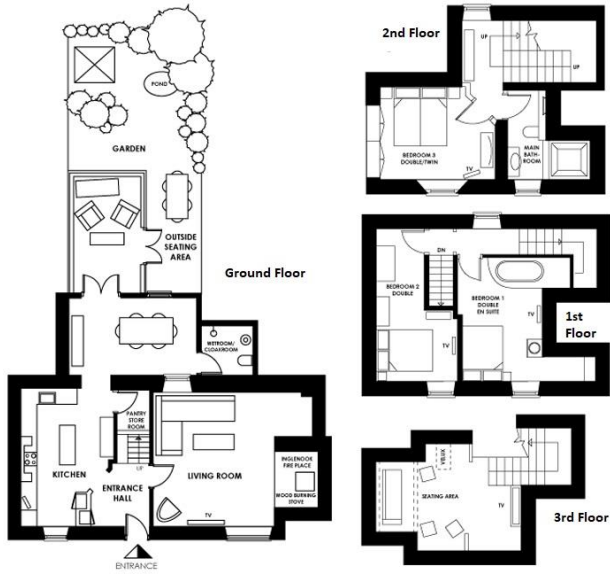
Tenure: Freehold (please note: The property is subject to a flying freehold)

Local authority: Carmarthenshire County Council.

EPC: TBC

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

Floor Plan



Property Features

- High Standard Throughout
- Popular Location
- On Street Parking
- Refurbished
- Close to local amenities
- Investment property
- Conservatory
- Oil CH
- Character Features
- Gardens
- 4 Bedroom
- Chain Free
- Walking Distance to Town Centre
- 3 Bath
- Wood Burner

EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-)	A		(92-)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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 Property Services 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: 7283983