The Property People

8 Pludds Meadow, Laugharne, Carmarthen, SA33 4UJ

£499,500

PLOT 8 PLUDDS MEADOW
*Sophisticated Tasteful Luxurious Modern Home Set In The Popular Township Of Laugharne West Wales.
*Situated On The Exclusive Development Site Pludds Meadow.
*4 Bedroom Home With 260m2 / 2,799ft2 Of Accommodation.
*Large Living Area With A Sets Of Bi-Fold Doors Giving You A Sense Of Outdoor Space And Relaxation.
*Practical Layout Perfect For A Retirement Or Family Home.
*Set Within A Plot Of 740m2 / 7,965ft2 With Levelled Gardens And Patio Area Ideal For Alfresco Dining.
*Single Garage With Internal Access To The Home.
*Impressive Well Thought Out Accommodation With Many Extras You Would Not Usually Be Presented with.

104 Lammas Street, Carmarthen, Carmarthenshire SA31 3AP
T: 01267 236 363
F: 01267 236 344
carmarthen@bjpco.com
www.bjpco.com

Pludds Meadow, Carmarthen, SA33 4UJ

GENERAL DESCRIPTION

Exquisite, elegant & eclectic are some of the trademarks of this remarkable 4 bedroom family home, designed and detailed with modern living in mind, situated on the edge of the well sought after location of Laugharne which is steeped in history and culture.
The accommodation is generous inside and out giving you a sense of nature and tranquility within the bounds of this very well equipped home encompassing high specification fittings and fixtures with no expense wavered as all of our homes are built to the quality we ourselves would expect.
Efficient heating via an Air Source Heat Pump providing underfloor heating to both floors with independent heat settings to individual zones/rooms making it sustainable and cost-effective.
The home is covered by BuildMark as the developer is NHBC accredited to give you peace of mind when you make the purchase.
This property is currently in the course of construction and will be available to move into between August / September / 2021.

ACCOMMODATION

The accommodation is well designed , contemporary in style, modern in appearance, built with low running costs in mind, technology inspired and a great place to entertain and accommodate family and friends.

RECEPTION HALLWAY

Enclosed lobby with cloakroom leading into the main hallway where the stairway leads to the first floor.

LIVING ROOM

A spacious living area with a bi-fold door to the rear leading out to the garden and patio area

STUDY

The study has a forward facing window.

KITCHEN/DINING AREA

Large Modern fully fitted kitchen with gloss finished units to the wall and base level with Dekton worktops which will incorporate a stainless steel sink with matte stainless steel mixer taps, stainless steel fan electric oven, stainless steel combination/microwave oven, induction hob, integrated A-Rated dishwasher.

UTILITY ROOM

Fully fitted gloss finished units to the wall and base level with worktops incorporating a stainless steel sink with matte stainless steel mixer taps, plumbing for a washing machine with access to the exterior of the dwelling.

BEDROOMS

1 Ground floor bedroom served by an en-suite bathroom, 3 further bedrooms on the first floor one being a spacious master bedroom incorporating an en-suite and dressing room and a further family bathroom.

Bathrooms and en-suite will comprise of a Sottini suite, vanity units with mixer taps, back heated illuminated mirror with shaver socket and finished with porcelain wall and floor tiles.

SINGLE ATTACHED GARAGE

Attached single garage with remote control operated roller door and access to the home.

EXTERNAL

The square metreage of this plot is 740 m sq/ 7,965 ft sq and the garden is enclosed by a 1800mm high closed boarded fence. The garden is accessible through a side gate.

DIMENSIONS

LOBBY - 2.92 x 1.15 - 9'5" x 3'7"
STUDY - 2.95 x 3.00 - 9'7" x 9'8"
LIVING ROOM - 7.42 x 5.09 - 24'3" x 16'7"
KITCHEN/DINER - 5.41 x 5.15 - 17'7" x 16'9"
UTILITY ROOM - 1.91 x 5.15 - 6'3" x 16'9"
WC - 1.25 x 1.85 - 4'10" x 6'7"
BEDROOM 4 - 2.95 x 4.32 - 9'7" x 14'2" EN-SUITE - 2.38 x 1.85 - 7'8" x 6'1"
BEDROOM 1 - 4.52 x 4.95 - 14'8" x 16'2" EN-SUITE - 2.20 x 2.91 - 7'2" x 9'5" DRESSING ROOM - 2.00 X 2.91 - 6'6" x 9'5"
BEDROOM 2 - 4.95 x 4.97 - 16'2" x 16'3"
BEDROOM 3 - 3.74 X 4.95 - 12'3" x 16'2"
BATHROOM - 2.82 X 2.91 - 9'3" x 9'5"
GARAGE - 3.04 x 7.42 - 9'8" x 24'3"

SPECIFICATIONS

KITCHEN

*Contemporary kitchen units.
*Undermounted stainless steel sink with matte stainless steel mixer tap.
*Stainless steel fan assisted electric oven.
*Stainless steel combination/microwave oven.
*Induction hob.
*Fridge freezer.
*Integrated dishwasher.

BATHROOM

*Porcelain wall and floor tiles.
*Back-heated illuminated mirror with shaver socket.
*Sottini vanity unit mounted basins with mixer taps.
*Sottini bath suite.
*Dual flush floor mounted WC.

BEDROOMS

High-level TV points wired for IPTV & satellite.

HEATING, LIGHTING AND FINISHES

*Heating and hot water from and air source heat pump and hot water storage cylinder.
*Underfloor heating to all floors and rooms.
* Thermostat comfort controls.
*Brushed stainless steel light switched throughout.
*Painted in neutral colours.
*Neutral carpet to bedrooms.
*Porcelain floor tiles to ground floor.
*Contemporary stainless steel ironmongery throughout.
*Aluminum bifold door to terrace.
*Paved terrace leading to garden.

HOME NETWORKING & ENTERTAINMENT

*Digital compatible TV/FM points throughout.
*High Level TV Points wired for IPTC & Satellite.

SECURITY & SAFETY

*Smoke & Carbon monoxide detectors.
*Outside security lighting with movement sensors.
*Automatic Sprinkler system.

GARDEN & EXTERNAL

*Water permeable parking surface.

Pludds Meadow, Carmarthen, SA33 4UJ

*Front and rear gardens laid to lawn.
*Closed boarded fence to rear for privacy.
*IP65 external power sockets to front and terrace.
*Wooden side gate to access back garden.

THE DEVELOPMENT

Pludds Meadow is an exclusive development comprising of 24 new homes adhering to strict design parameters to ensure the site is uniform in appearance and presentable as a whole, the site is well laid out and spacious ensuring privacy and adequate room around each property.

LOCATION

The medieval Township of Laugharne is situated on the Estuary of the River Tâf around 12 miles south of the Market Town of Carmarthen, the town has a thriving population and is very community-driven, there is a wide range of amenities in Laugharne including a chemist, convenience store, delicatessen, cafes, doctor's surgery, public houses, restaurants and hotels all within walking distance of Pludds Meadow.

The town has a community hall where there is always something going on for people to get involved in, some of the activities include pilates, yoga, a historical group, the Corran choir and the local WI group. If you are into watching or partaking in sports then there is a Rugby team that spans all ages and a Cricket team which plays in the Pembrokeshire League.

The town is a great place to live if you are into an active lifestyle as it has many activities you can take part in, it is situated near to the village of Pendine which has a 7-mile long beach where you can kitesurf, land yacht and enjoy many more sea-based activities.

The Township is also located along the All Wales Coast Path which has a total length of 870 miles and spans the entire coastline of Wales. Along the path you can enjoy spectacular scenery, from soaring cliffs to golden sands.

Located just 32 miles from the M4 it is well situated and has a sound transportation infrastructure in place, the nearby Market Town Carmarthen has plenty to offer with many of the top named shops located there. Carmarthen is also the location of the West Wales General Hospital (Glangwili), Dyfed Powys Police Head Quarters and Trinity St Davids which is part of the University of Wales.

** High-Speed Internet – Full Fibre**

GETTING THERE

Heading Westbound from Carmarthen you take the A40 dual carriage towards St Clears, once nearing St Clears you turn off and follow the signs to Laugharne, joining the A4066 . This road will take you directly to Laugharne, drive through the township and you will find Pludds Meadow on the left hand side of the road before you exit the township.

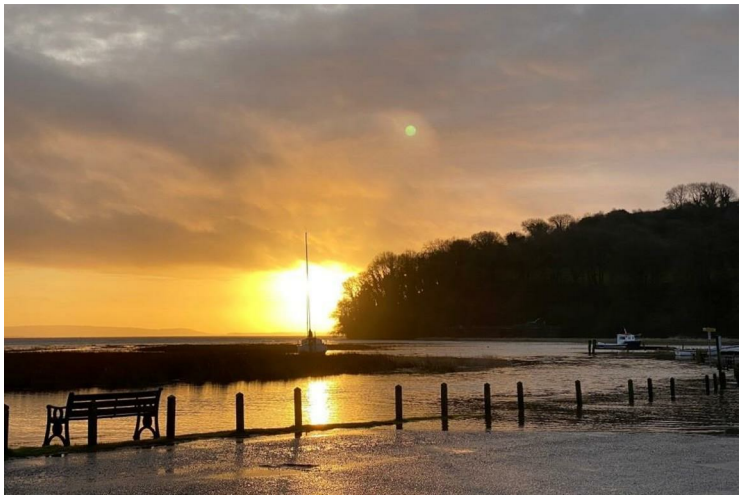
PLEASE NOTE

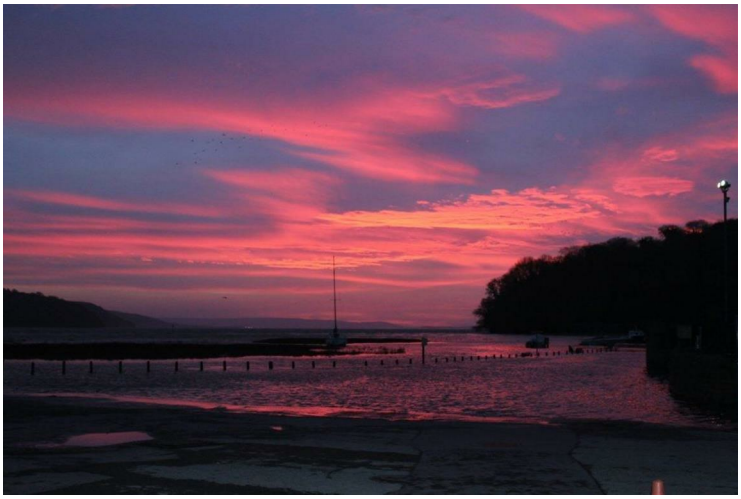
The developer reserves the right to change the plans and specification during the course of the build.

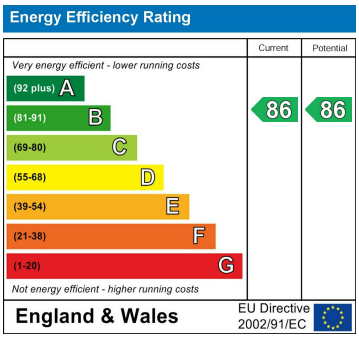
VIEWINGS

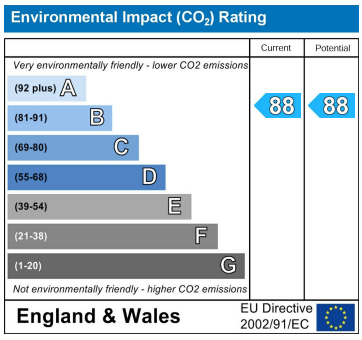
By appointment with the agents who will arrange a mutually convenient time to meet the developers Sancler Property.

Pludds Meadow, Carmarthen, SA33 4UJ





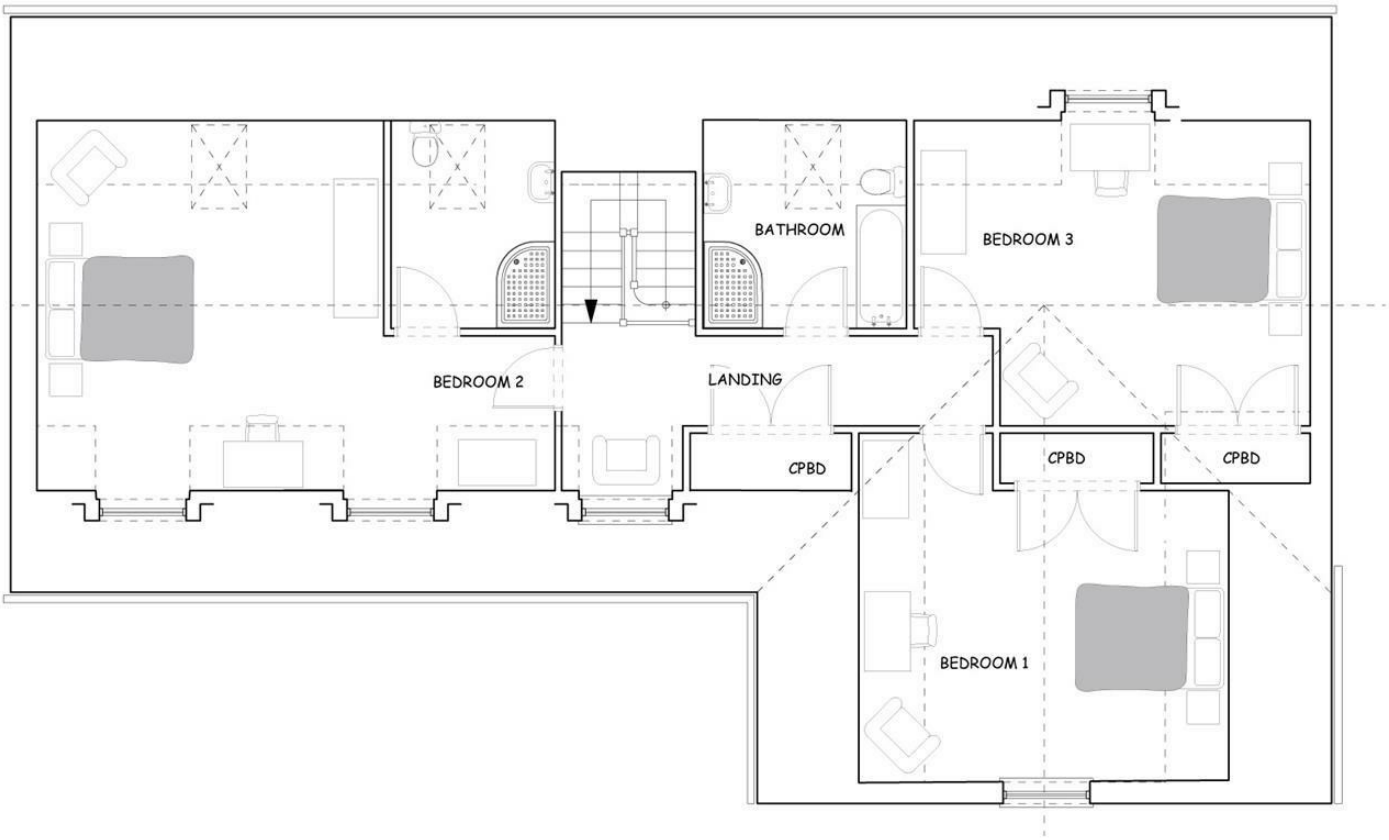




N
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

A4066
Dylan Thomas
Writing Shed
A4066
A4066
Google
Map data ©2021

PATIO/TERRACE
GARAGE
BEDROOM 4
BATHROOM
WC
CPBD
UP
HALL
STUDY
LIVING ROOM
HWC
LOBBY
CPBD
DINING
KITCHEN
UTILITY


BATHROOM
BEDROOM 3
BEDROOM 2
LANDING
CPBD
CPBD
CPBD
BEDROOM 1