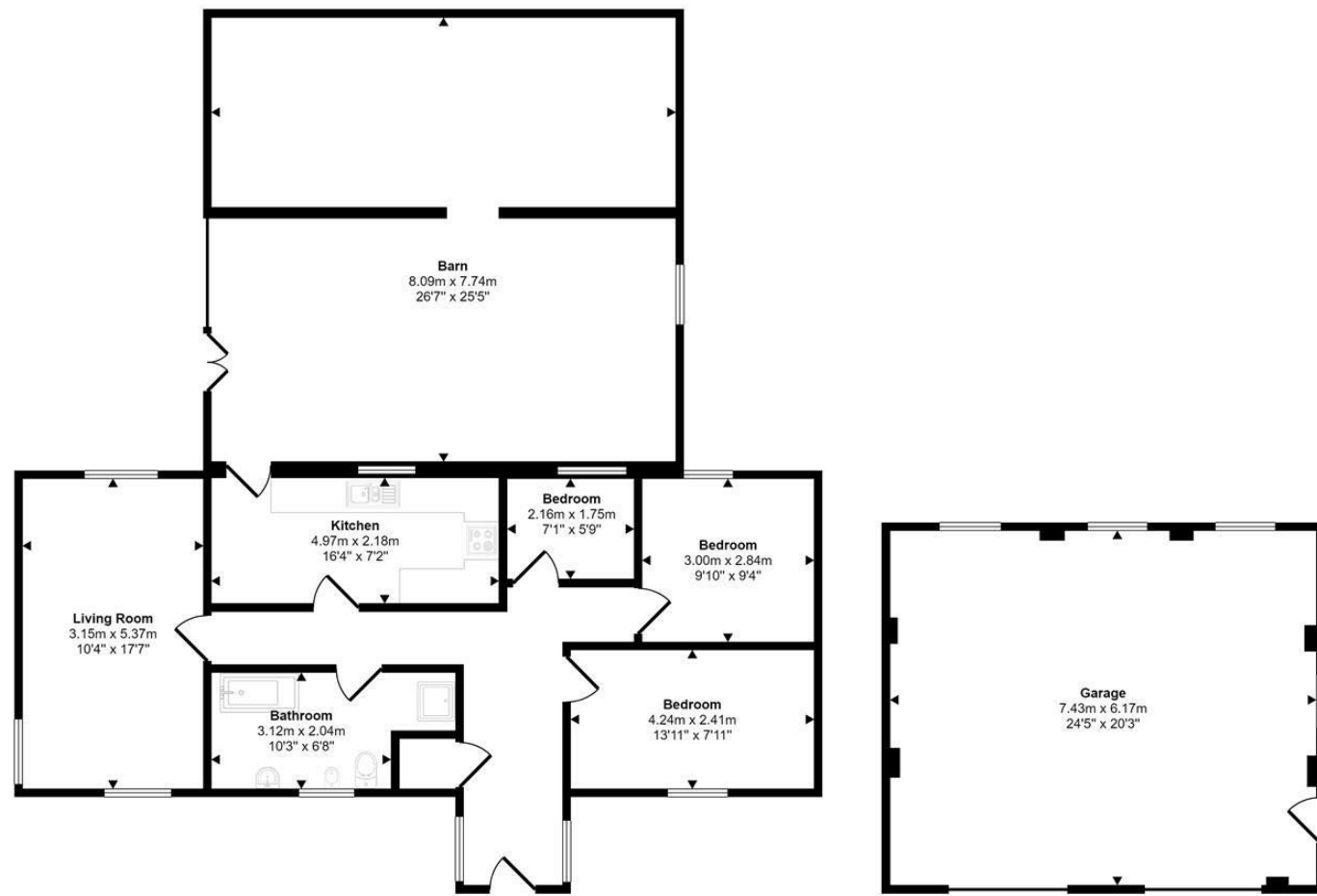


Approx Gross Internal Area
188 sq m / 2024 sq ft



Floorplan
Approx 142 sq m / 1531 sq ft

Garage
Approx 46 sq m / 493 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/11/23 OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

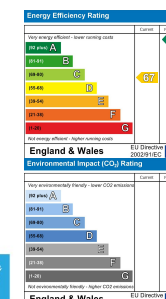


Kenderes Laugharne, Carmarthen, Carmarthenshire, SA33 4QS

- DETACHED BUNGALOW
- OUTBUILDINGS
- DETACHED GARAGE
- COUNTRYSIDE VIEWS
- HEATING - OIL
- THREE BEDROOMS
- APPROX 21.06 ACRES
- OFF ROAD PARKING
- 2 MILES FROM LAUGHARNE
- EPC RATING - D

£400,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

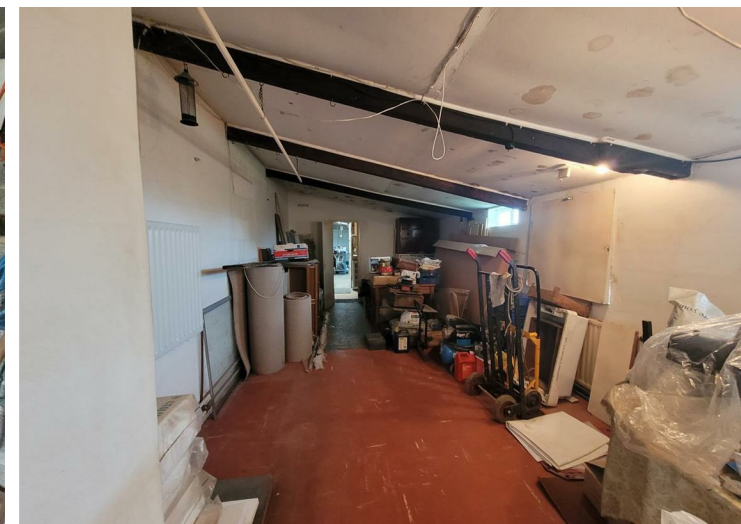


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The Agent that goes the Extra Mile





A unique opportunity to purchase this detached bungalow with approximately 21.06 acres just 2 miles outside of the sought-after location of Laugharne. Viewing is highly recommended to fully appreciate everything that this unique property and grounds has to offer and the lifestyle you can enjoy whilst living there.

The property briefly comprises; an entrance hall, three bedrooms, a family bathroom with a separate bath and shower, a living room and a kitchen/diner. From the kitchen/diner, there is a door which leads you to the barn/outbuildings, which offers many opportunities for the new owners to use the space as they require. Not all outbuildings are shown on the floor plan.

Externally, the property is approached via a gated driveway, which opens out onto the approximately 21.06 acre plot, which allows for off-road parking for multiple vehicles. The property benefits from a detached double garage. The land at the moment is very natural and creates a peaceful backdrop for the bungalow but it also has so much potential, whether you are looking to be more self-sufficient with a vegetable patch and animals or looking for the space to create an outdoor kitchen, seating areas and hot tub, perfect for entertaining, this property really has the potential for it all.

Laugharne is situated on the estuary of the River Taf, most famous for being the home of Dylan Thomas from 1949 until his death in 1953 and is thought to have been the inspiration for the fictional town Llaeggub in Under Milk Wood. The town is full of charm with independent stores and pubs as well as beautiful walks and views. Centrally the town boasts a castle which so far has been dated back to the 13th Century but may yet prove older. The town boasts a bilingual primary school and is within 13 miles of the County Town Of Carmarthen and approximately 4 miles from St Clears and the A40. Laugharne really needs to be seen to appreciate the beauty and tranquillity of this picturesque village.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Take the A4066 exit towards Pentywyn/Pendine/Talacharn/Laugharne/Sandl*r/St Clears. Turn right onto High St/A4066. Continue on the A4066 for 2 miles. The property will then be on your right. What3Words Reference: ///signed.crew.melon

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.