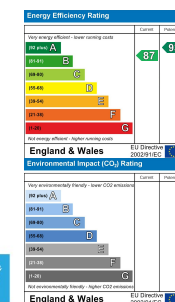


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



4 Pludds Meadow, Laugharne, Carmarthen, Carmarthenshire, SA33 4UJ

- DETACHED HOUSE
- FOUR/FIVE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- BUILT IN 2020
- NHBC AWARD WINNING DEVELOPMENT
- SHORT DRIVE TO THE TOWN OF LAUGHARNE
- GARAGE
- REAR ENCLOSED GARDEN
- EPC RATING: B



Offers In Excess Of £475,000

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



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 F
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.
EJL/REM/09/22/Ok EJL

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



A wonderful opportunity to purchase this beautifully presented four/five bedroom detached house, situated just outside the popular town of Laugharne and within walking distance of the local primary school.

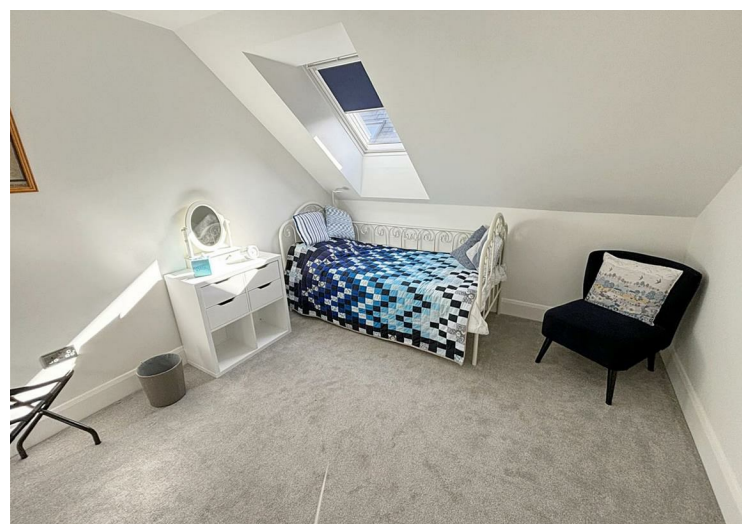
The property is located in the highly sought-after Pludds Meadow development which is an NHBC Award-Winning Development and has a ten-year NHBC Buildmark Warranty (property completed 2021).

The accommodation briefly comprises; an entrance hall, study/bedroom, Open-plan kitchen/living/dining room with Aluminium Bifold doors leading onto the rear garden and downstairs WC and shower. The oak staircase leads to the four bedrooms, of which the master offers en-suite, and a family bathroom. The bungalow benefits from efficient heating via an Air Source Heat Pump that provides underfloor heating to both floors with independent heat settings to individual zones/rooms.

Externally to the front of the chalet bungalow is off-road parking for numerous vehicles, with access to the single garage via a remote control operated up-and-over garage door.

The property has a beautiful fenced, landscaped garden featuring raised sleeper beds, garden shed and patio area which is a perfect spot for reading the newspaper with your morning coffee or al fresco dining.

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 Llareggub 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 in Carmarthen, Follow Lammas St, Morfa Ln/B4312 and A4242 to A40, Follow A40 to High St/A4066 in Saint Clears. Take the A4066 exit from A40, Follow A4066 for around 5 miles and the Pludds Meadow development is situated on your left-hand side. Drive into the development and the property is the second property on the right-hand side. What Three Words Reference - caused.fairway.reclaim

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