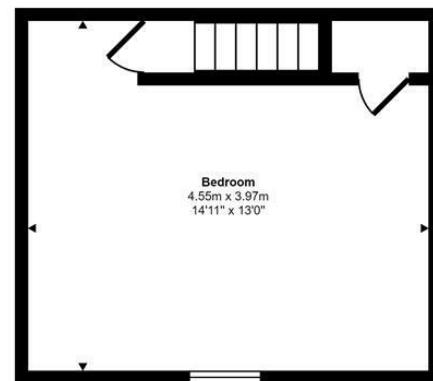


Approx Gross Internal Area
69 sq m / 746 sq ft



Ground Floor
Approx 51 sq m / 552 sq ft



First Floor
Approx 18 sq m / 194 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

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/04/24OK

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

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EMAIL: carmarthen@westwalesproperties.co.uk

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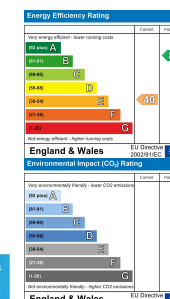


2 Strand Cottages The Strand, Laugharne, Carmarthen, SA33 4TS

- SEMI-DETACHED PROPERTY
- OFF ROAD PARKING
- BEAUTIFUL VIEWS
- CLOSE TO LOCAL AMENITIES
- HEATING - ELECTRIC
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDEN
- SHORT WALK TO CASTLE AND ESTUARY
- GOOD TRANSPORT LINKS
- EPC RATING - TBC

Offers In Excess Of £250,000

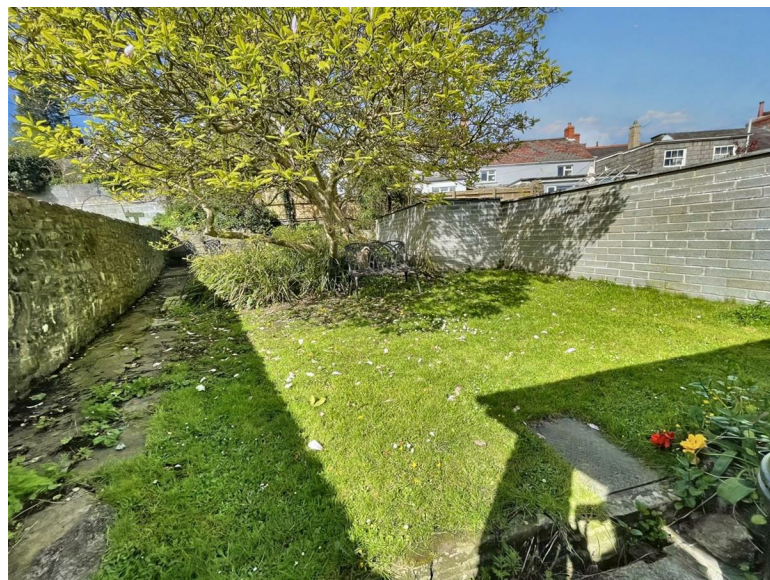
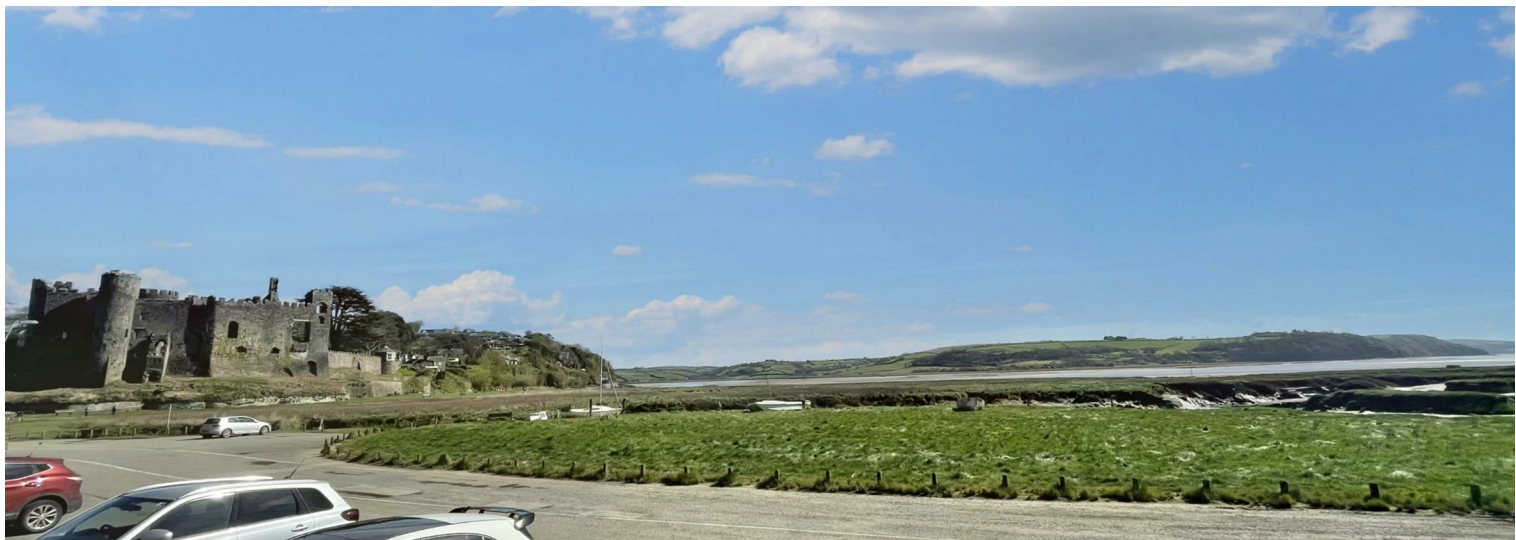
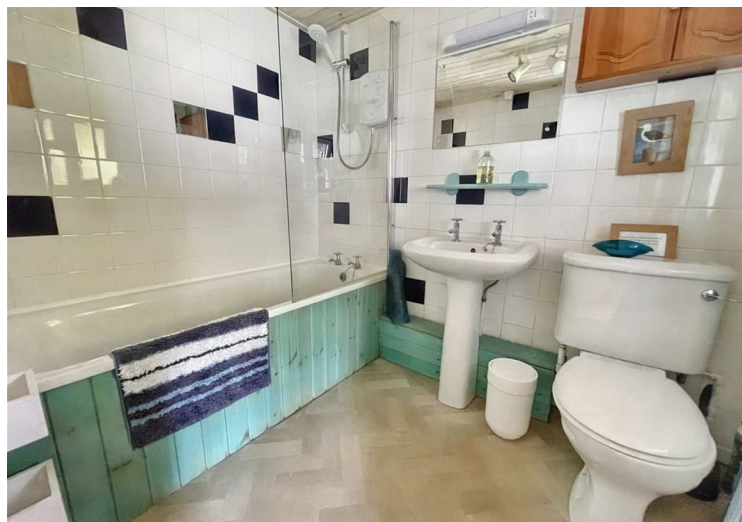
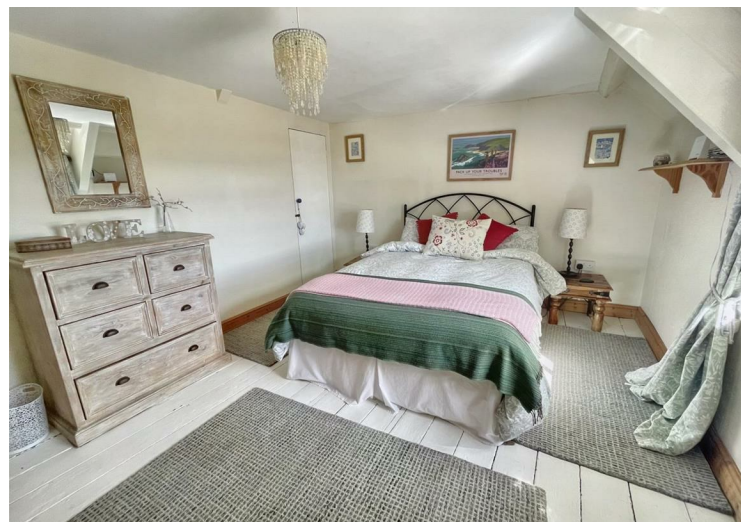
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The Agent that goes the Extra Mile





A rare opportunity to purchase this beautiful semi-detached cottage in Laugharne, enjoying incredible views of the estuary and the castle.

The accommodation briefly comprises; a sitting room with a wood-burning fire, perfect for cosy evenings after days spent walking the coastline., a kitchen/diner great for entertaining friends or for the family to eat together, there is also a ground floor double bedroom and the family bathroom. Upstairs there is another double bedroom which benefits from wonderful views of the estuary.

Externally there is an enclosed rear garden with a patio garden and lawn area, allowing you to sit back and relax whilst the children and dog play. There is also a small courtyard at the front which offers another excellent seating area for reading your morning newspaper or enjoying evening drinks whilst taking in the amazing views.

There is off-road parking for one car directly in front of the property, however, there is also parking available in the estuary car park.

The town of Laugharne is brimming with history and culture, as well as boasting an array of gift shops and tea rooms, and a local pub and mini market. Walkers will be delighted to know that the breathtaking Pembrokeshire coastal path runs close to the property, providing trails routes across towering clifftops and sandy beaches, which can be enjoyed alongside your canine companion if you wish!



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/Sancler/St Clears, Turn right onto High St/A4066, Turn right onto High St/A4066, Continue to follow A4066, Turn left onto The Strand, The property will be on the right. What3Words Reference; ///starring.booklets.buns

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