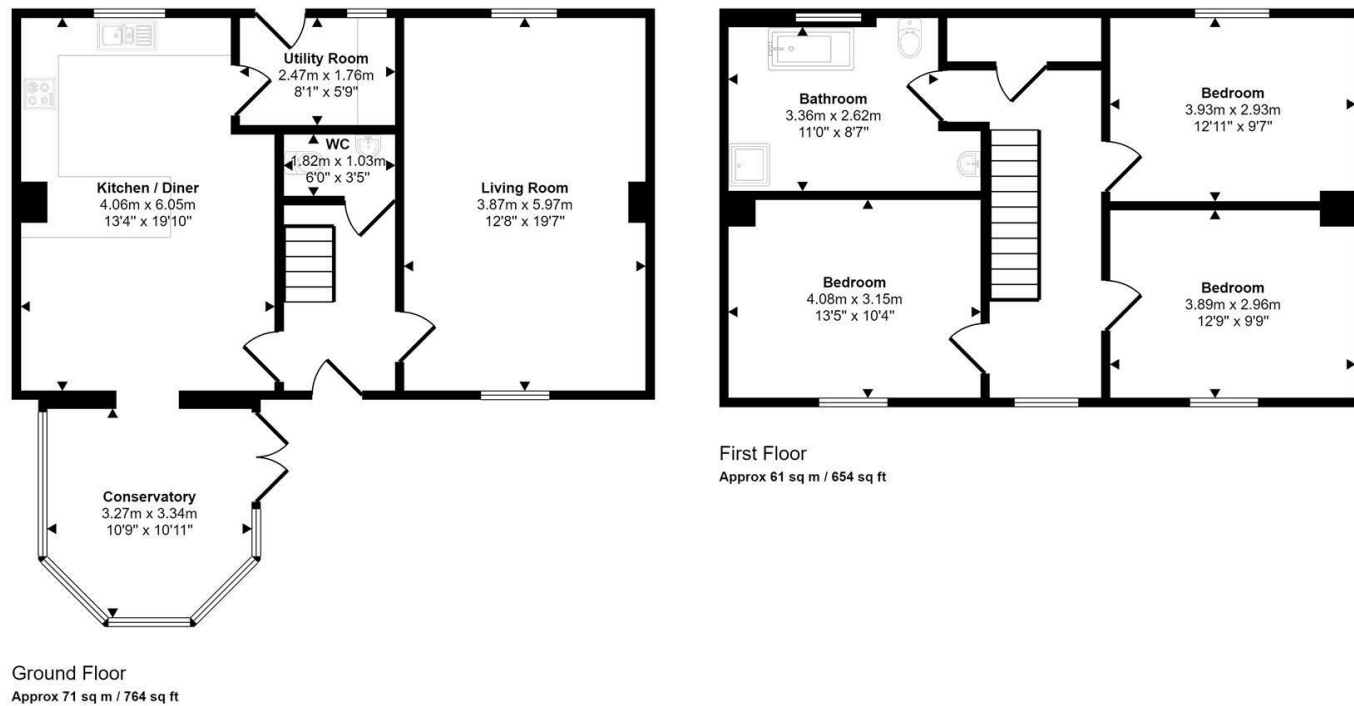


Approx Gross Internal Area  
132 sq m / 1418 sq ft



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/05/24 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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

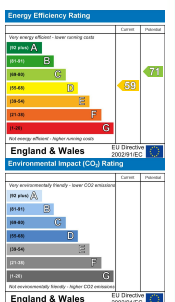


**Glens Reach Glen Road, Laugharne, Carmarthenshire, SA33 4QH**

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDEN
- CLOSE TO AMENITIES
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- SHORT WALK TO CASTLE AND ESTUARY
- GOOD TRANSPORT LINKS
- EPC RATING - D

Offers In Excess Of £350,000

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**The Agent that goes the Extra Mile**





Welcome to this beautifully presented detached house on Glen Road, located within walking distance of the historic Laugharne Castle and the estuary, this home offers not just a place to live but a piece of history to explore.

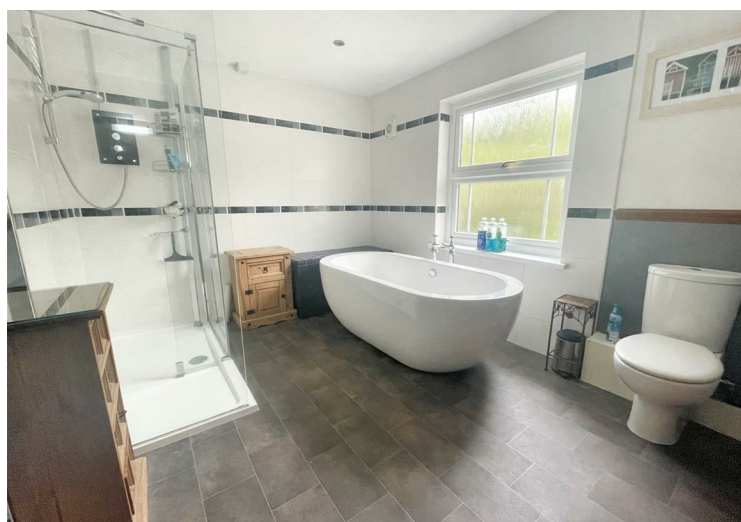


The property briefly comprises; an entrance hall, a living room with a log burner perfect for cosy evenings after days spent walking the coastline., a kitchen/diner great for entertaining friends or for the family to eat together, a conservatory, which offers a lovely space to sit with your morning coffee, a utility room with door leading out to the rear garden and downstairs WC. Upstairs the property benefits from three double bedrooms and a family bathroom with a separate bath and walk-in shower.

Externally the property benefits from off-road parking for two vehicles, a lawn and patio area to the front which is the perfect seating area for reading your morning newspaper or enjoying evening drinks. To the rear, the property offers a courtyard garden, with a patio and AstroTurf lawn, a great space for storing bikes for all your outdoor adventures or the perfect spot to put a hot tub, to relax in privacy after a long day exploring the amazing coastline.

Imagine coming home to this peaceful property, where you can unwind in your own piece of paradise. Don't miss out on the opportunity to make this house your home sweet home!

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/Sancl\*r/St Clears, Turn right onto High St/A4066, Continue to follow A4066, Turn left onto Glen Rd, The property will be on the left. What3Words Reference; ///valuables.carry.shave

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.