

Approx Gross Internal Area  
160 sq m / 1727 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 E

FACEBOOK & TWITTER

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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 REM

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

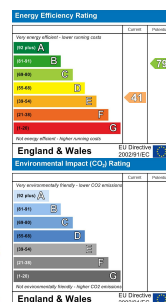
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**2 Grist Square, Laugarne, Carmarthen, Carmarthenshire, SA33 4SS**

- MID-TERRACED PROPERTY
- FOUR DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IN NEED OF MODERNISATION
- HEATING - OIL
- FANTASTIC OPPORTUNITY
- REAR COURTYARD GARDEN
- SHORT WALK TO CASTLE AND ESTUARY
- GOOD TRANSPORT LINKS
- EPC RATING: E



**Offers In The Region Of £180,000**

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**The Agent that goes the Extra Mile**





A rare opportunity to purchase a property in the heart of Laugharne. This four double bedroom property is situated in the very popular Grist Square, just over the road from Laugharne Castle and Estuary.

This mid-terrace house is in need of modernisation but gives the new owners the chance to create exactly what they require and is a fantastic opportunity for someone. The accommodation briefly comprises on the ground floor; lounge/dining room, kitchen/breakfast room, rear extension and bathroom. On the first floor are two double bedrooms, a family bathroom and separate w/c and on the second floor are a further two double bedrooms and WC. Externally is an enclosed rear courtyard garden which has access to a separate garden room, providing extra storage space or utility room. The property is a stone's throw away from the bars, shops, general amenities and the coast.

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 Carmarthen office take the A40 from Carmarthen to St. Clears. Exit the dual carriageway at St. Clears signposted Laugharne and Pendine. Turn right and go through the village of St Clears, drive into the village of Laugharne. Just before the car park for the castle on your left the property is in Grist Square which is on your hand side. What3Words Reference: toddler bleach valued

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