



Total area: approx. 114.3 sq. metres (1230.1 sq. feet)

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.  
EJL/CFP/05/22/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

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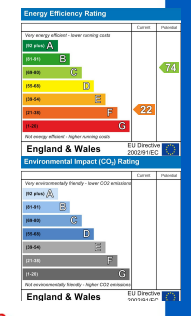


**Woodlands Newbridge Road, Laugharne, Carmarthen, Carmarthenshire, SA33 4SJ**

- DETACHED COTTAGE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- 0.35 ACRE PLOT (APPROX.)
- WALKING DISTANCE TO ESTUARY
- CHARACTER FEATURES
- GARDENS TO BOTH SIDES
- EPC RATING; F

**£350,000**

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**The Agent that goes the Extra Mile**





A fantastic opportunity to own a beautiful stone cottage full of charm and character within walking distance of the town centre and estuary in Laugharne, the last home of Wales's most famous poet and writer Dylan Thomas.

The property not only has off-road parking for three vehicles but also sits in an approximately a 0.35-acre plot offering a variety of outdoor space. The cottage itself briefly comprises; an entrance hall, WC, and kitchen/breakfast room with a glass door opening out onto the outdoor seating area, perfect for alfresco dining or enjoying your morning coffee in the sun. Walkthrough into the open plan living room/dining room which has patio doors onto the garden and a wood-burning stove, which offers a wonderfully cosy spot to sit in the evenings after a day exploring all Laugharne has to offer. The stairs lead up to the first floor where you will find two double bedrooms, one single bedroom and the family bathroom with a freestanding bath and separate shower cubicle. Throughout the property, you will see the many character features including exposed wood floors and beams.

Externally the cottage has off-road parking, a gravelled seating area, and a lawned section which is accessed via stone stairs with terraced planted borders. On the other side of the property, the owners have created a wild nature garden, with trees, flowers and mature shrubs with a bench seating area in front of it. There is ample space to extend on either side of the property and unlimited space for garaging subject to the necessary permissions



The property offers the perfect combination of a detached cottage with the away from it all feeling yet within walking distance of Grist Square, Laugharne estuary and castle. The cottage is currently run as a successful holiday let but would also make a wonderful family home.

Laugharne 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 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.



**ENTRANCE HALL**

**LANDING**

**BEDROOM**

7'3" x 7'10" (2.22 x 2.41)

**WC**

**BEDROOM**

15'4"(max)x12'9"(max) (4.68(max)x3.91(max))

**BATHROOM**

9'7" x 10'9" (2.94 x 3.28)

**KITCHEN/BREAKFAST ROOM**

10'5" x 17'10" (3.18 x 5.44)

**BEDROOM**

13'7"(max)x15'7"(max) (4.16(max)x4.76(max))

**LIVING/DINING ROOM**

14'1" x 25'10" (4.31 x 7.89)



**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 to The Butts in Laugharne and the property is situated on your right hand side. What3Words Reference: grove.wriggle.bucks

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