

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.

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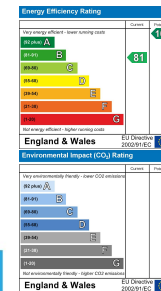


## Clearview Cross Inn, Laugharne, Carmarthen, Carmarthenshire, SA33 4QR

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- ONE MILE FROM LAUGHARNE
- HEATING - GAS
- BEAUTIFULLY PRESENTED
- THREE RECEPTION ROOMS
- DETACHED GARAGE
- COUNTRYSIDE VIEWS
- EPC - B

£400,000

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*The Agent that goes the Extra Mile*



**We Say...**

If you are looking for a home with the wow factor, then this 3 double-bedroom house in the hamlet of Cross Inn is for you. Located just a mile from the historic town of Laugharne with its famous castle, charming pubs, and delightful restaurants, all nestled along the estuary where the River Taf meets Carmarthen Bay.

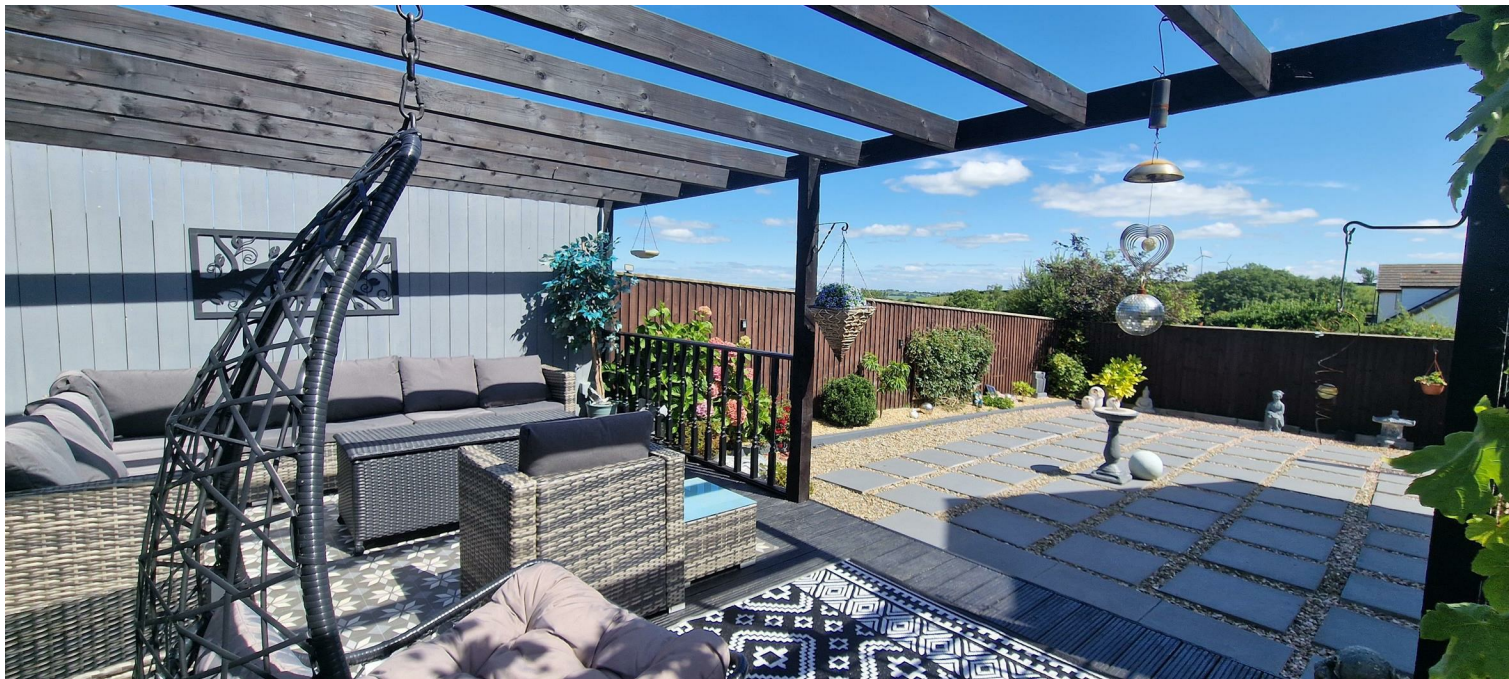
The home features a welcoming entrance hall with wooden flooring and a dog-leg staircase leading to the first floor. The triple-aspect kitchen/dining room is filled with natural light and equipped with modern, high-gloss units, a wood-effect work surface, and integrated appliances. Adjacent is a utility room with provisions for a washing machine, which leads onto the cloakroom/WC . A new addition to the property (2024) is a wonderful conservatory located off the kitchen, ideal for enjoying your morning coffee

The lounge offers a bright, double-aspect living space with bifold doors leading to the sun lounge, perfect for opening up the two rooms for entertaining or closing them for cosy evenings. The sun lounge, currently utilised as a dining room, has double doors opening onto the rear garden.

Upstairs, the half-galleried landing provides access to the loft space via a folding ladder. The rear-facing Bedroom, with its double aspect, offers sweeping views of the surrounding countryside and includes an en-suite shower room. The other two bedrooms are double bedrooms and are front-facing, one of which benefits from a walk-in wardrobe. The family bathroom features a ‘Pea’-shaped bath with a shower.

Outside, the property includes off-road parking for multiple vehicles, a detached masonry-built garage with a pitched roof, and an up-and-over door. The current vendors have created a beautiful, low-maintenance garden, with paved patio areas and a timber-decked space with a pergola.

Viewing is highly recommended to fully appreciate all this property has to offer and to see what an incredible finish the current vendors have created.





Location

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 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/Sandŵr/St Clears. Turn right onto High St/A4066. Continue to follow A4066. The property will be on the left hand side after entering Cross Inn

GENERAL INFORMATION

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/CFP/08/24 OK

LOCATION AERIAL VIEW

