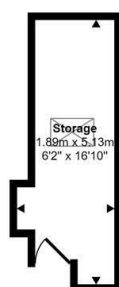
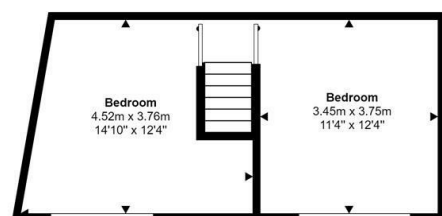
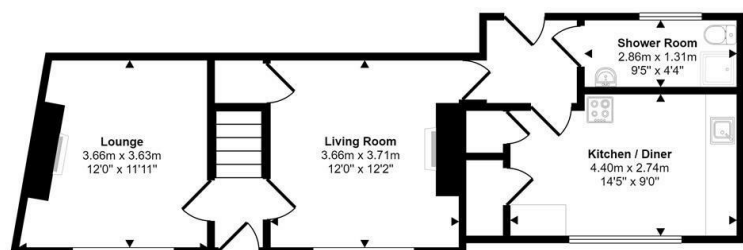


Approx Gross Internal Area
89 sq m / 959 sq ft



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.

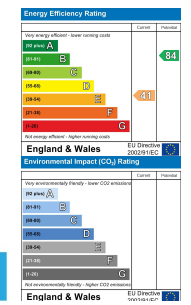


Vine Cottage Newbridge Road, Laugharne, Carmarthen, SA33 4SJ

- SEMI-DETACHED HOUSE
- GARDEN
- EXISTING PLANNING TO ADD A GARAGE
- EXISTING PLANNING TO EXTEND TO ADD FURTHER BEDROOM
- HEATING - OIL
- TWO/THREE DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- NO CHAIN
- WALKING DISTANCE TO ESTUARY
- EPC RATING - E

£225,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

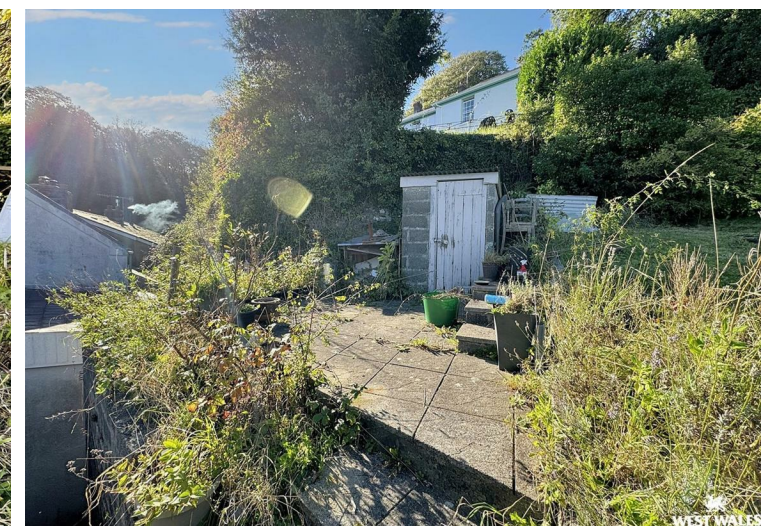


GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProPs
https://www.facebook.com/westwalesproperties/
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.
IRK/REM/10/24/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Located on the charming Newbridge Road in Laugharne, Carmarthen, this delightful semi-detached house offers a perfect blend of character and modern living. Boasting two reception rooms, two cosy bedrooms, and a well-appointed bathroom, this property is ideal for those seeking a peaceful retreat by the sea.

This period property is situated in a sought after location, approximately five minute walk away from the estuary and local amenities, providing the perfect balance between relaxation and convenience. With existing planning permission to extend, the potential to further enhance this lovely home is within reach.

Step outside to discover your own elevated garden, a serene oasis where you can unwind and enjoy the fresh air. Whether you're looking for a weekend getaway or a permanent residence, this charming house offers a wonderful opportunity to embrace coastal living at its finest. Don't miss out on the chance to make this house your home sweet home in beautiful Laugharne.

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 Llaeggub in Under Milk Wood. The town is full of charm with independent stores, pubs and Doctors Surgery 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, 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; ///spaceship.gadgets.chapters
 See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

