

Floorplan

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.

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.

COUNCIL TAX: Band 'E'

HEATING: Air Source Heat Pump & Underfloor Heating

ref: IK /LLE /APR/ 25/OK EJJ

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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

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Berllan Y Gwyddau Laugharne, Carmarthen, Carmarthenshire, SA33 4QS

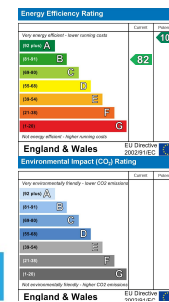
- SINGLE STOREY ECO HOME
- CONTEMPORARY DESIGN
- OPEN PLAN LIVING/KITCHEN/DINER

- TRIPLE GLAZING
- MATURE BIO-DIVERSE GARDENS

- THREE DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING
- DRIVEWAY PARKING
- EPC RATING: B

£500,000

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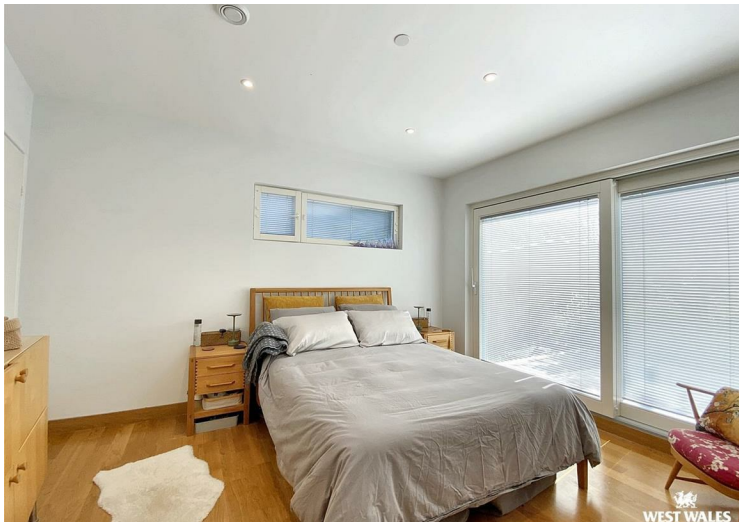


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The Agent that goes the Extra Mile





A unique opportunity to acquire an immaculately presented eco single storey home, benefitting from a highly efficient energy rating. Designed by a Swedish architect for the Gutenhus company, the eco property was fabricated in Finland. Located in Cross Inn, just a short drive to the historic estuary village of Laugharne, the eco home offers a lifestyle, and would make an ideal retreat, or the ideal retirement property. Set within beautiful mature bio-diverse grounds, viewing is highly recommended!

Designed with modern living in mind, this contemporary style property boasts style throughout. Upon entering the property into an entrance hall with ample storage, a utility room leads off to the side. Flowing through into the impressive open plan living/kitchen/diner, this space really is the heart of the home. Enjoying views overlooking the garden, there is ample natural light making it a great space for relaxing with your family and friends. With three double bedrooms, all offering built in wardrobe space, there is also a modern shower room and wet room. The property benefits from aluminum framed triple glazing and is heated by an air source heat pump. With underfloor heating throughout, there is also a Mechanical ventilation and heat recovery system, sprinkler system, and is insulated to Swedish standards, so there is little heat loss.

Situated down a private lane, the property offers ample driveway parking. The mature gardens and old orchard, are home to variety of plants, trees and shrubs, great for those who love nature and the outdoors. A decking area is also located to the rear, providing space for outside seating, soaking up the summer sun.

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 Llaeggub in Under Milk Wood. The town is full of charm with independent stores and pubs as well as beautiful walks.



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/Sand Star/St Clears. Turn right onto High St/A4066. Continue to follow A4066. As you come into Cross Inn, the lane leading to the property is on the right hand side. What/Three/Words:///reckoned.promotion.satellite

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.