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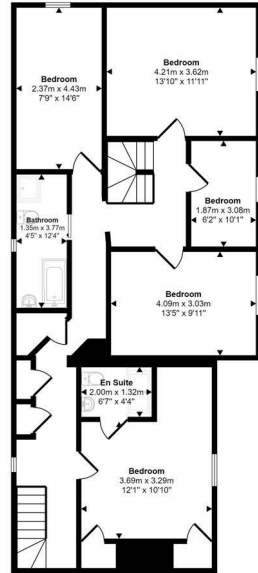


THE AGENT WITH THE
LONDON CONNECTION



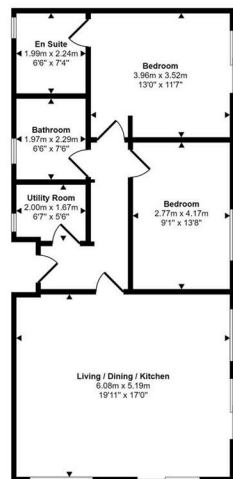
Ground Floor
Approx 128 sq m / 1368 sq ft

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.



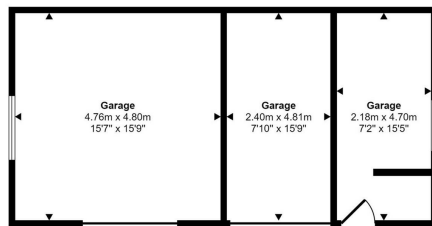
First Floor
Approx 165 sq m / 1874 sq ft

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Log Cabin
Approx 79 sq m / 853 sq ft

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Garage
Approx 46 sq m / 493 sq ft

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Seascape Llansadurnen, Laugharne, Carmarthen, SA33 4RJ

- DETACHED HOUSE
- THREE BATHROOMS
- PANORAMIC SEA VIEWS
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- LOG CABIN, FIVE DUTCH BARNES & OUTBUILDINGS
- SEMI-RURAL SETTING
- EPC RATING - D

- 16.73 ACRES APPROXIMATELY
- OIL CENTRAL HEATING

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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Offers In The Region Of £840,000

We Say...

If you are looking for the rare opportunity of purchasing a property with the wow factor in a stunning location with some of the best coastal views in West Wales, then this really is the one for you! However, I think even the wow factor might be underselling this truly incredible and special property and all it has to offer.

Nestled in the charming village of Llansadurnen, Laugharne this detached five bedroom cottage style farmhouse, parts of which trace back to the early 1600's, with an additional self- contained two bed log cabin, ideal for multi-generational living or holiday rental, stunning panoramic sea views spanning from the Gower across to Caldey Island Tenby and over to the north Devon coast plus rural views, approximately 16.73 acres of land with five Dutch barns, the largest of which was renovated in 2020 (approximately 121sq m) and outbuildings including a garden room, tool/workshop room,outside WC & double garage.

This semi-rural retreat offers the best of both worlds - the peace and quiet of the countryside, yet still only 2 miles from the ancient township of Laugharne, renowned for its connections to Dylan Thomas and the castle, 5 miles from Pendine with its extensive sandy beach and 16 miles from the market town of Carmarthen. The five-bedroom detached house exudes character and charm, providing a warm and inviting atmosphere for its residents. The property comprises; an entrance room leading to downstairs utility and shower room with WC, living room with cosy log burner, kitchen / breakfast room, dining room with log burner and further family living/ study room and small porch. Upstairs the property offers five bedrooms, with the master benefitting from an en-suite and also a family bathroom.

The detached fully insulated log cabin, which when complete will comprise of; an entrance hall, open plan living / kitchen / diner, two double bedrooms with master benefiting from en-suite and family bathroom and includes an electric heating system. To complete the cabin will require the fitting of a kitchen and the two bathrooms.

Externally the property benefits from extensive off-road parking, tiered front garden made up of lawned areas and two seating areas, which can be enjoyed for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing panoramic sea views that surrounds you. The house is approached via a shared hard surfaced private lane that serves the neighbouring properties and sits within the 16.73-acre plot (approximately) with 10 acres of which are laid to pasture. The current owners have replaced the majority of the fencing with long life Redwood Octopost, post and rails offering a minimum lifespan of 25 years and all field gates within the last five years.

Viewing is highly recommended to fully appreciate what this property has to offer, from the beautiful house, to the land and outbuildings, it really has to be seen.

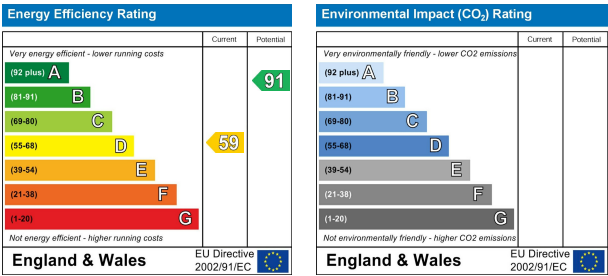


DIRECTIONS

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 Pendine/Laugharne/St Clears, Turn right onto High St/A4066, Continue to follow A4066, Turn right for Llansadurnen, Turn left opposite the Church, Continue on that road and the property will be at the end. What3Words Reference; ///optimally.trickle.wriggle

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 G
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWPProps
<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/REM/09/24 OK REM



AERIAL VIEW

