



Rosetta House King Street, Laugharne, Carmarthenshire, SA33 4QE

- SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- LOCATED IN THE POPULAR TOWN OF LAUGHARNE
- BIOMASS HEATING SYSTEM
- FIVE BEDROOMS
- REAR GARDEN
- GEORGIAN HOME
- WALKING DISTANCE TO ESTUARY
- EPC RATING: F

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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We Say...

If you are looking for a property with the wow factor, this is the home for you. Not only does it offer a beautifully presented five-bedroom house which is rich in character features and charm, it is situated in the heart of Laugharne, within walking distance to the Estuary of the River Taf and with off-road parking.

With historical grandeur and so much period charm, the property offers generous living accommodation, including three reception rooms, offering an array of ornate period features, a country-style kitchen and ample storage. The original grand staircase invites you up to the galleried landing leading to five double bedrooms and two bathrooms, spread across the first and second floor with the master suite having an additional sitting area come dressing room with an archway. The third floor offers an attic room with exposed beams and ample storage and the current vendors are utilising this space as an extra living accommodation. The property also benefits from a cellar, that is currently being used as a home pottery studio.

Externally the property benefits from off-road parking to the side, a rarity in Laugharne! A beautiful courtyard which makes a perfect area for al fresco dining, with a further lawned area to the rear of the garden. The space on offer allows the new owners to create their own perfect garden, whether you are looking for a fantastic entertaining area, space for the children and dog to play or create a little bit of the good life with a vegetable patch, you can make it your own.

Viewing is highly recommended to fully appreciate everything that this unique property has to offer and the lifestyle you can enjoy whilst living there.

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.



The Owners Say...

Add text here

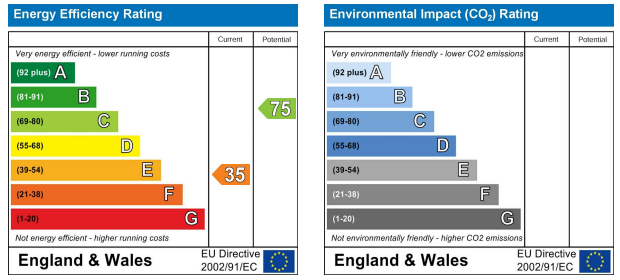


DIRECTIONS

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/Sanclêr/St Clears. Turn right onto High St/A4066. Continue to follow A4066. The property will be on your left. What3Words: ///giants.actors.winds

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/09/23 OK



AERIAL VIEW

