

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.

**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

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<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

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

12 Victoria Place, SA61 2LP

EMAIL: [auction@westwalesproperties.co.uk](mailto:auction@westwalesproperties.co.uk)

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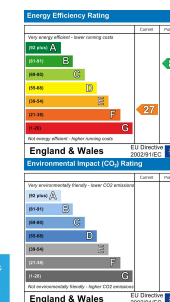


**Rose Cottage Broadway, Laugharne, Carmarthenshire, SA33 4NS**

- FOR SALE BY MODERN METHOD OF AUCTION
- APPROX 112FT REAR GARDEN
- NO CHAIN
- CLOSE TO LOCAL AMENITIES
- OIL HEATING
- SEMI-DETACHED TWO BEDROOM BUNGALOW
- GOOD TRANSPORT LINKS
- 10 MINUTE WALK TO LAUGHARNE
- 13 MILES TO CARMARTHEN
- EPC RATING: F

Guide Price £140,000

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**The Agent that goes the Extra Mile**







**FOR SALE BY MODERN METHOD OF AUCTION**

The opportunity has presented itself to purchase this lovely two-bedroom bungalow situated on the outskirts of the ancient township of Laugharne close to local amenities with good transport links. The property can appeal to many different buyers from someone looking for a home to enjoy your retirement in or for a family just starting out. We highly recommend viewing this bungalow to appreciate all it has to offer.

The property comprises of two double bedrooms, a hallway leading you to the lounge area which invites you to relax and unwind. Continuing your tour, you'll find a bathroom and a separate WC. Off the Lounge the hallway provides storage whilst effortlessly leading you to the heart of this home the kitchen diner. Here, the boundaries between indoor and outdoor living blur, as you gaze out onto the meticulously, maintained approximately 112ft garden, a green oasis that promises tranquillity and endless possibilities for relaxation and entertaining.

Adding to its allure, this property has a unique history, having once been linked with the famous Laugharne Corporation. This legacy only enhances the charm of this home.

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 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/Sancl\*r/St Clears. Turn right onto High St/A4066. Continue to follow A4066 for 4.6 miles. The property will then be on your left just before The Carpenters Arms. What3Words Reference: ///investor.testy.married

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.