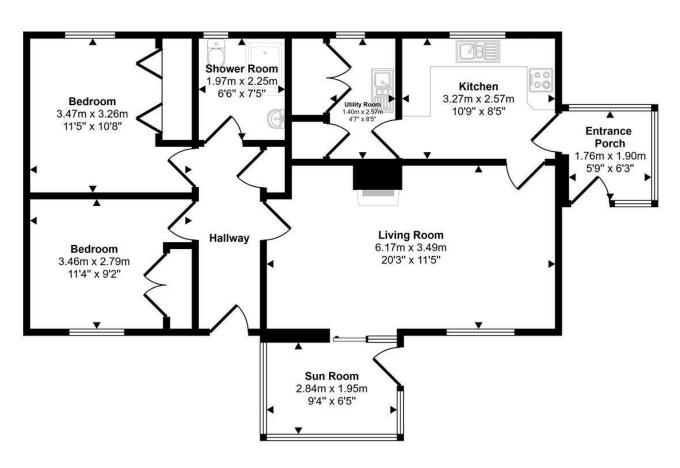






Approx Gross Internal Area 80 sq m / 866 sq ft



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.

AX: Band

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/12/24 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, Haverfordwest, Pembrokeshire, SA61 2LP EMAIL: haverfordwest@westwalesproperties.co.uk

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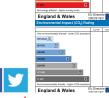


Mill Park Caravan Site and Bungalow Grist Square, Laugharne, Carmarthen, Carmarthenshire, SA33 4ST

- TWO BED DETACHED BUNGALOW
- OWNERSHIP OF NUMBER FIVE STATIC
- POTENTIAL TO HOLIDAY-LET STATIC NUMBER FIVE
- DRIVEWAY PARKING
- OIL CENTRAL HEATING

Guide Price £400,000

- EIGHT STATIC CARAVAN PITCHES
- CONSISTENT INCOME
- POTENTIAL TO HOLIDAY-LET BUNGALOW STP
- CLOSE TO AMENITIES AND BEACH
- EPC D



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*** AUCTION BIDDING OPEN ***

Nestled in the charming Grist Square of Laugharne, Carmarthen, this commercial site and bungalow offers a unique opportunity for those seeking a blend of business and leisure. The bungalow boasts three reception rooms, living room, dining room and sun room, two cosy bedrooms, family bathroom, making it a versatile space for various purposes. The bungalow has it's own designated driveway parking.

Additionally, the property features eight static caravan pitches, ensuring a steady income stream throughout the year. As the proud owner of static number 5, you have ideal opportunity for holiday income.

A short stroll will lead you to the beautiful estuary the famous castle, and even Dylan Thomas's historic boathouse. The surrounding area offers a range of eateries and shops, promising a vibrant lifestyle for residents and visitors alike.

Whether you are looking to invest in a thriving business venture or seeking a peaceful retreat by the sea, this property in Laugharne presents a rare opportunity to embrace the best of both worlds. Don't miss out on the chance to own a piece of this vibrant community and make your mark in this idyllic coastal town.

AUCTIONEER'S COMMENTS



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 after the shop. The site is accessed via a gated entrance with a code. Please park on Grist Square. What3Words Reference; ///cheering.always.potential

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