

Terry Thomas & Co

ESTATE AGENTS



Ty Ni 2 Frogmore Street Laugharne, Carmarthen, SA33 4SX

Nestled in the heart of the charming township of Laugharne, this attractive double fronted cottage residence on Frogmore Street is a true gem waiting to be discovered. As you step inside, you are greeted by a delightful feature fireplace in the cosy reception room, perfect for relaxing evenings with loved ones. This lovely mid-terrace house boasts three spacious bedrooms, ideal for a growing family or those in need of extra space. With two bathrooms, morning routines will be a breeze in this abode.

One of the standout features of this property is the enclosed rear garden, a haven for any garden enthusiast. Imagine enjoying a cup of tea surrounded by blooming flowers and lush greenery in your own private outdoor sanctuary. Whether you're strolling to the local shops, exploring the historic town, or simply taking in the picturesque surroundings, this location offers the quintessential Welsh village lifestyle.

Offers in the region of £220,000

Ty Ni 2 Frogmore Street

Laugharne, Carmarthen, SA33 4SX



External

Attractive double fronted cottage residence 3 double bedroom accommodation. Unrestricted on to street parking. Right in the centre of the township of Laugharne.
uPVC double glazed entrance door leading through to the

Lounge

6.11m x 4.23m
Feature fireplace with stone hearth. 2 x uPVC double glazed windows to fore and 2 x double panelled radiators thermostatically controlled. Telephone point. Staircase leading to first floor. Multi-glazed door leading through to the

Breakfast Room

3.81m x 4.04m
Range of base and eye level units with pine effect door and drawer fronts, gloss finish worksurface over the base units incorporating 1 ½ bowl stainless steel sink. Electric cooker point. Slate effect ceramic tiled floor. Panelled radiator with grills, thermostatically controlled. Built-in airing/linen cupboard. Plumbing for washing machine and dishwasher. uPVC double glazed window to rear. Autumn leaf double glazed door leading out to the rear courtyard and gardens in turn.

Inner hallway

which has a built-in coat/storage cupboard. Door

Family bathroom

3.06m x 2.21m
Corner shower enclosure with a Triton electric shower fitment, panelled bath, close coupled economy flush WC, oval shaped basin over a vanity unit, Autumn leaf double glazed window to rear. Panel radiator with grills, thermostatically controlled.

First floor

Front bedroom 1

2.88m x 3.26m
uPVC double glazed window to fore and single panelled radiator thermostatically controlled. Built-in wardrobe with double louvre doors painted white.

Front bedroom 2

4.23m x 2.39m
uPVC double glazed window to fore and single panelled radiator thermostatically controlled. Built-in wardrobe with double louvre doors painted white.

Rear Bedroom 3:

3.39m x 3.46m
Built-in wardrobes with double louvre doors. uPVC double glazed window to rear and single panelled radiator thermostatically controlled.

Landing area

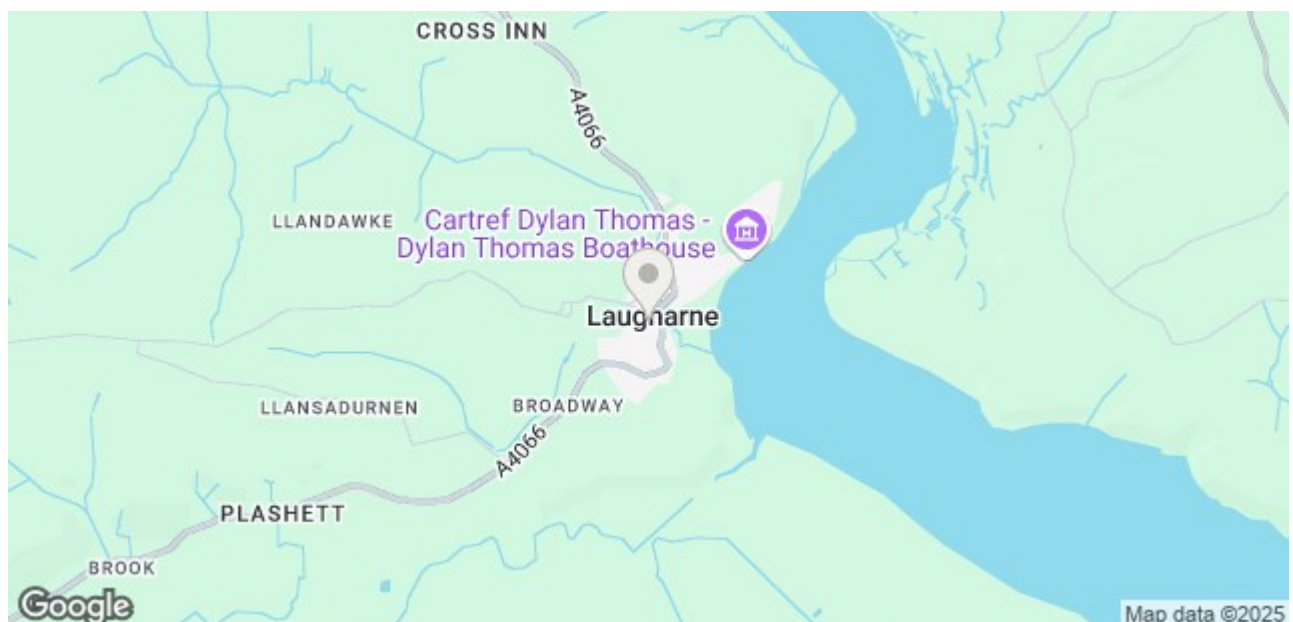
With single panelled radiator with grills.

Separate Cloakroom/WC

7'5" x 2'11" (2.28m x 0.91m)
Wall mounted wash hand basin with tiled splashback. Low level WC. Single panelled radiator thermostatically controlled. Autumn leaf double glazed window to the rear.

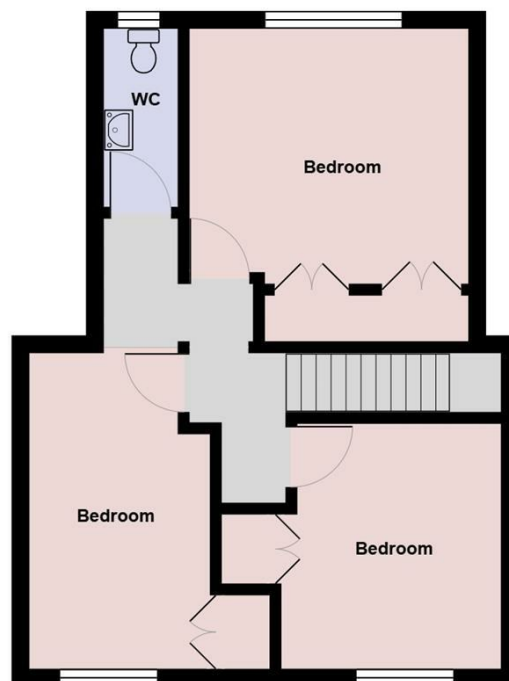
Garden

Concreted Patio area with steps leading up to a level garden area with concreted pathway to side and rear, a blank canvas for enthusiastic horticulturists.
Oil fired central heating system with an external combination boiler.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Oil

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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