

Terry Thomas & Co

ESTATE AGENTS



5 Wogan Mews

Laugharne, Carmarthen, SA33 4TB

Wogan Mews is situated in the Township of Laugharne a tranquil setting, allowing residents to enjoy the serene beauty of the surrounding countryside while still being within easy reach of local amenities. Laugharne is renowned for its rich history and stunning landscapes, making it an ideal place for those who appreciate both culture and nature. This well-appointed house features two spacious bedrooms, perfect for accommodating a couple or a small family. The property boasts a bright and airy double aspect reception room, ideal for relaxation. A spacious Kitchen/Diner ideal for family meals and entertaining friends. Additionally, the house offers parking for one vehicle, a valuable asset in this picturesque location.

This property is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality of life. Wogan Mews in Laugharne is a wonderful place to call home. Do not miss the chance to explore this delightful property and experience the unique lifestyle it offers.

Offers in the region of £157,500

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Entrance

uPVC double glazed Entrance door leading to the vestibule hall with parquet flooring. uPVC double glazed window to side. Telephone point and Dado Rail.

Lounge

4.72m x 3.33m

Double aspect room with uPVC double glazed window to front and side. 2 Electric storage heaters. Feature Fireplace. Oak finished flooring. Dado Rail.

Kitchen/Dining room

4.71m x 2.74m (extending to 3.75m)

Kitchen area having a range of fitted base and eye level units with white coloured drawer and door fronts with a Gloss Finish Granite effect worksurface over the base unit incorporating a stainless-steel sink with hot and cold tap

fitment over. Plumbing for washing machine. Ceramic tiled floor. Understairs storage cupboard. Electric storage heater and dado rail. Double aspect uPVC double glazed window to side and fore. Electric cooker point with filter Extractor fan over.

First floor

Landing area with Oak finished flooring. Access to loft space. Doors leading off to both Bedrooms and Family Bathroom.

Bedroom 1

4.73m x 3.33m

Double aspect room with uPVC double glazed windows to front and side, electric storage heater, Oak finished flooring and a built-in double wardrobe.

Bedroom 2

2.75m x 2.75m

Double built in wardrobe and further built

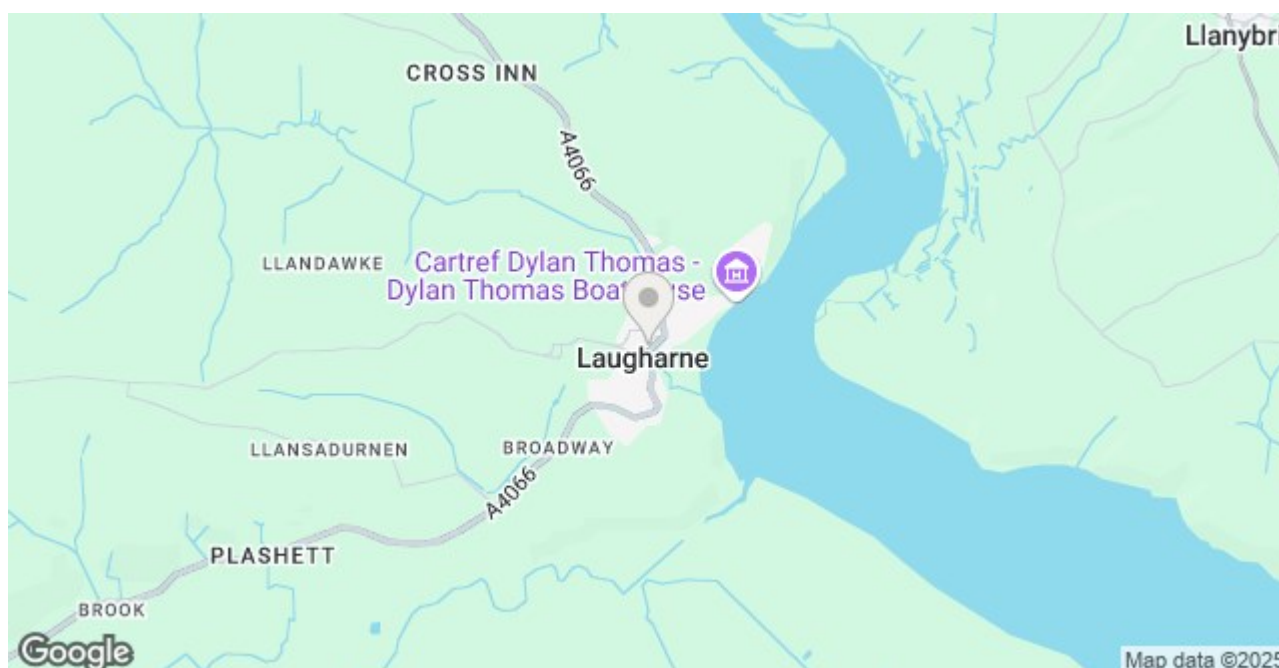
in cupboard which houses pre lagged copper hot water cylinder. Electric storage heater, uPVC double glazed window to fore with views of Laugharne Castle.

Bathroom

1.76m x 1.84m

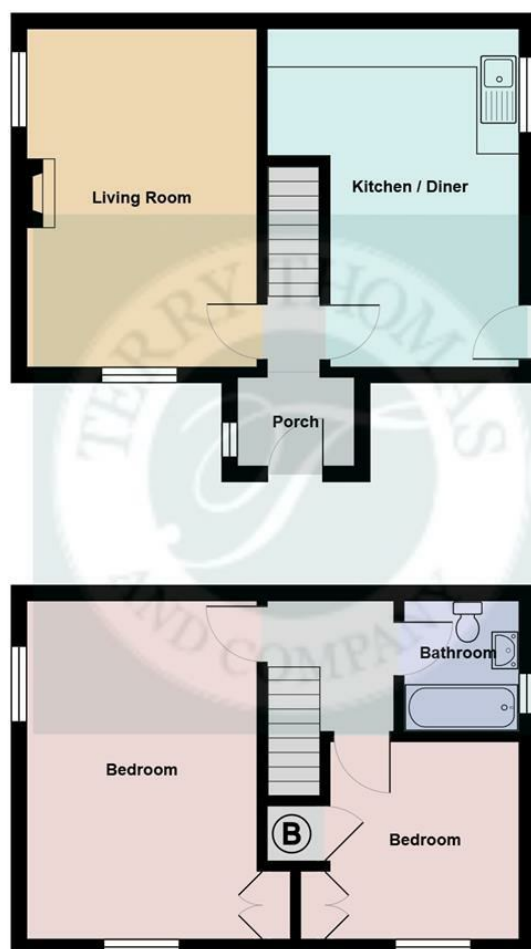
Panelled bath, low level WC and pedestal wash hand basin. uPVC double glazed window to the side and part tiled walls with patterned inserts.

Services Mains Electricity, Water, Drainage connected and Electric Central Heating





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Water and Drainage. Electric Storage Heaters.
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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