

# Terry Thomas & Co

## ESTATE AGENTS



## Eros 24 Gosport Street Laugharne, Carmarthen, SA33 4TA

The property is situated in the centre of the charming historical Township of Laugharne, this delightful house has outstanding views from the rear, where you can gaze upon the historic Laugharne Castle and the serene estuary, providing a beautiful backdrop to your daily life. This home is ideal for those seeking a tranquil lifestyle in a picturesque setting with the added benefit of being close to local amenities and the rich cultural heritage that Laugharne has to offer. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception room provides a warm and welcoming atmosphere, with an infinity view out towards Laugharne Castle, the Boat House which was the former home of Worldwide known Poet Dylan Thomas and Carmarthen Bay and the Estuary.

Situated in a picturesque area, this home is close to local amenities, including shops, cafes, and scenic walks along the beautiful coastline. Laugharne is renowned for its rich history and cultural significance, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a vibrant community.

**Offers in the region of £280,000**



# Eros 24 Gosport Street

## Laugharne, Carmarthen, SA33 4TA



### Entrance

uPVC double glazed entrance door leading to a vestibule hallway

### Hallway

7'2" x 5'7" (2.2m x 1.71m)

Part leaded glazed stable door through to the open plan kitchen/dining room.

### Kitchen/dining room

14'0" extending to 13'8" into recess x 14'9" (4.28m extending to 4.18m into recess x 4.51m)

Range of fitted base and eye level units with country pine door and drawer fronts and a marbleised worksurface over the base unit. Stainless steel sink, electric cooker point, plumbing for washing machine space for fridge, in part feature beamed ceiling, uPVC double glazed window to fore, electric storage heater, staircase to first floor with understairs storage cupboard, feature fireplace. Open way leading through to the lounge/sun lounge.

### Lounge/sun lounge

23'11" x 12'7" (7.29m x 3.84m)

Main feature of the property are 2 uPVC double glazed French doors leading out to

the paved sun terrace with an infinity view out towards Laugharne Castle, the Boat House being the former home of the Worldwide known Poet Dylan Thomas and Carmarthen Bay and the Estuary. Within the lounge feature corner fireplace with in part exposed pointed stone façade and a wood burner stove, 2 electric storage heaters.

### Bedroom 3/dining room

14'9" x 11'3" (4.50m x 3.45m)

uPVC double glazed window to fore, electric storage heater. Feature in part exposed beamed ceiling.

### First floor

Landing area, electric storage heater, doors to both bedrooms and family bathroom.

### Bedroom 1

15'1" max into recess x 11'4" (4.61m max into recess x 3.46m)

uPVC double glazed window to the fore and uPVC window to rear again with the views of Carmarthen Bay and the Estuary, 2 built in wardrobe with louvre doors, electric storage heater.

### Bedroom 2

9'9" max into recess x 13'10" (2.99m max into recess x 4.24m)

uPVC double glazed window to the rear with the views over Carmarthen Bay and The Boathouse, built in wardrobe, electric storage heater, further double built in wardrobe.

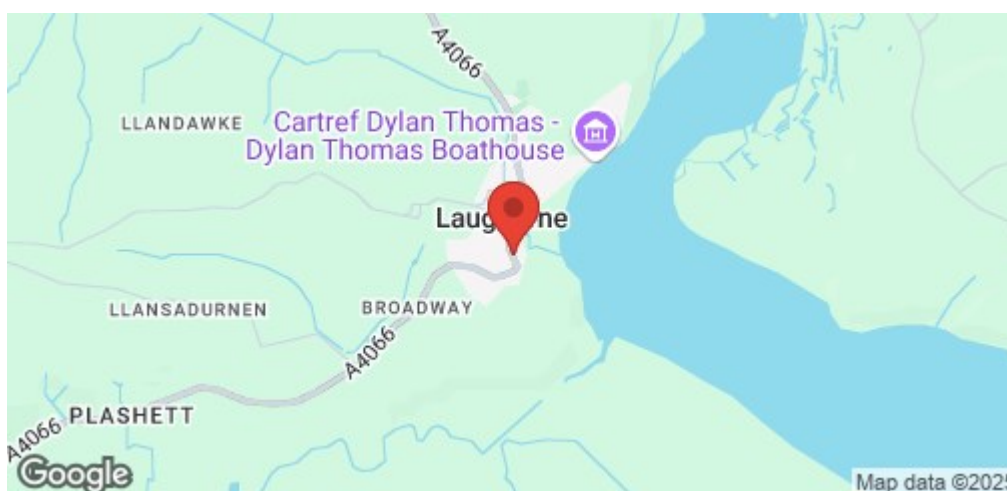
### Bathroom

10'7" x 6'5" (3.25m x 1.98m )

Panel bath with a Mira Sport power shower fitment over, close coupled WC and pedestal wash hand basin with tiled splashback, built in airing cupboard with a pre-lagged copper hot water cylinder and a uPVC double glazed window to fore.

### Externally

The property has a paved patio sun terrace with steps leading down to further lawned garden area and 2 further tiered garden areas all having extensive views over the Castle and the Estuary.



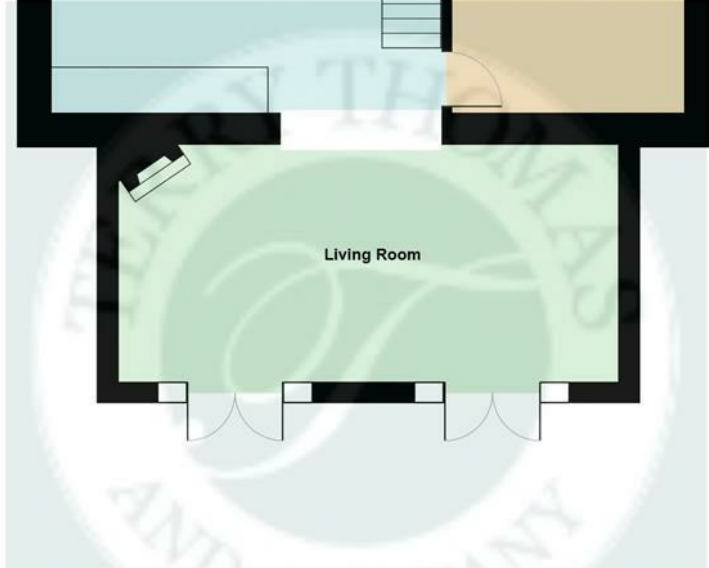








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**Council Tax Band: E**

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

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