

# Terry Thomas & Co

## ESTATE AGENTS



## 9 Gosport Street

Laugharne, Carmarthen, SA33 4SY

Nestled in the picturesque township of Laugharne, Carmarthen, this delightful end of terrace house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms and two bathrooms, this property is designed to cater to modern living needs while retaining a warm and inviting atmosphere.

The ground floor features a welcoming reception room, perfect for relaxation and entertaining guests. The layout of the home ensures that each room flows seamlessly into the next, creating a harmonious living space. The property is conveniently located near a local primary school, making it an excellent choice for families with young children.

In addition to its charming interior, this house offers practical amenities, including parking for two vehicles, which is a valuable asset in this sought-after area. The location provides easy access to excellent transport links, including the A40 dual carriageway, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

For those who cherish the great outdoors, the stunning Pembrokeshire coastline is just a short distance away. This natural beauty offers a wealth of opportunities for scenic walks, outdoor adventures, and the chance to immerse oneself in the tranquil surroundings.

In summary, this end of terrace house in Laugharne is not just a property; it is a place where cherished memories can be made. With its blend of comfort, convenience, and proximity to nature, it is a wonderful opportunity for anyone looking to settle in this charming part of Wales.

**Offers in the region of £218,500**

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### Entrance

End of terrace (1 of 5) situated in an elevated position in centre of the Township of Laugharne. Front paved forecourt and side garden area. Open storm porch with Autumn Leaf uPVC double glazed entrance door leading into the hallway.

### Hallway

max 1.88m x 2.79m  
having single panelled radiator thermostatically controlled with staircase to first floor. Recessed coat area. Door through to lounge

### Lounge

4.03m x 4.57m  
Two uPVC double glazed windows to fore, panelled radiator with grills thermostatically controlled. Feature tiled fireplace with electric fire inset. Door through to

### Kitchen/Dining Room

max 4.05m x 3.91m  
With a range of handmade fitted base and eye level units with solid oak door and drawer fronts and matt finish marbleized effect worksurface over the base units incorporating 1 ½ bowl drainer sink with mixer tap fitment. Hotpoint free standing cooker range with 4 ring hob, double oven/grill. Chimney style extractor over. Display cupboards space for fridge. Single Panelled radiator. uPVC double glazed window to rear. Tiled walls between the base and eye level units with pattern inserts. Wood effect flooring. Walk-in pantry cupboard.

### Rear Hallway

Rear hallway door to Cloakroom/WC. Autumn Leaf uPVC double glazed door leading out to the rear. Enclosed Porch.

### Cloakroom/WC

Cloakroom/WC having a low-level WC and pedestal wash hand basin with tiled splashback, uPVC double glazed window to rear.

### Utility room

3.86m x max 1.64m  
Rear Porch door leading to Utility room. Plumbing for washing machine, uPVC double glazed to fore, ample space for fridge and freezer and further utilities. Single Panelled radiator.

### First floor

First floor landing area part galleried with access to loft space, doors leading off to Bedrooms and Family Bathroom. Airing Cupboard with fitted shelves and panelled radiator with grills.

### Rear Bedroom 1

12'11" x 10'0" (3.94m x 3.06m )  
Single panelled radiator thermostatically controlled, uPVC double glazed window to rear. Fitted wardrobe unit two doubles and a single, part mirrored fronts. Additional walk-in clothes cupboard/Wardrobe.

### Bedroom 2

12'7" x 9'8" (3.86m x 2.96m )  
uPVC double glazed window to the fore. Panelled radiator thermostatically controlled.

### Front Bedroom 3

9'8" x 6'4" (2.97m x 1.95m )  
uPVC double glazed window to the fore. Single Panelled radiator thermostatically controlled.

### Bathroom

1.86m x 1.87m  
Pedestal wash hand basin, low level WC, panelled bath with a Triton power shower fitment over, floor to ceiling tiled walls with pattern insert, Autumn Leaf uPVC double glazed window to the rear. Single panelled radiator. Shaver light switch.

### Rear Garden

Rear enclosed garden with landscaped tiered flower boarder. Concreted courtyard/garden area. Masonry built Store shed which houses the Worcester oil fired 'Greenslave 1825' combination boiler which serves the central heating system and heats the domestic water. Further store shed/workshop. Bunded Oil Tank. Ledge and brace timber door leading to the rear pathway and unrestricted parking to the rear. Timber boundary fencing to the two sides.

Applicants should note the property has undergone new felt and new tiles on the roof in 2023







## Floor Plan



**Type:** House - End Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water, electricity and drainage

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

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