

# Terry Thomas & Co

## ESTATE AGENTS



## Redstone Cottage Lansadurnen

Laugharne, Carmarthen, SA33 4RJ

The property stands in approximately 0.75 acres of level gardens and grounds and is approached from the village centre onto a tarmac driveway, which sweeps round into an enclosed courtyard which provides further parking, and also leads up to a detached masonry-built garage/workshop.

This detached cottage style residence has Coastal views over Carmarthen Bay & the Mouth of the Estuary of Laugharne. The property is a few minutes drive away for the award winning 9 miles of Blue Flag sandy shores of Pendine Sands, Saundersfoot and Tenby. A beautiful contemporary design, providing a wealth of both new & old characteristics.

LP Gas fired central heating. uPVC double glazed windows and doors.

Masonry built workshop.

The accommodation briefly comprises:- Entrance Hall/Utility Room, Open Plan Kitchen Dining Room, Sitting Room, Sun Lounge, 3 Double Bedrooms (1 En-Suite) & Family Bathroom.

**Offers in the region of £610,000**

# Redstone Cottage Lansadurnen

Laugharne, Carmarthen, SA33 4RJ



## Entrance/Entrance Hall and Utility Room

10'1" m x 5'1" m (3.08 m x 1.56 m)

uPVC double glazed entrance door. Slate flooring, work surface, plumbing for washing machine and tumble dryer. Panel radiator with grills thermostatically controlled. Wall mounted Worcester LP gas boiler, which serves the central heating system and heats the domestic water. uPVC double glazed window to fore. Part glazed oak engineered door through to open plan kitchen/dining room.

## Open plan kitchen/dining room

17'1" m x 12'11" m (5.21 m x 3.94 m)

In part, oak flooring and additionally marble effect ceramic tile floor. The kitchen having a range of modern fitted base and eye level units with matte cream finished door and drawer fronts. Matte ash finished work surface over the base unit incorporating a 1 1/2 bowl sink unit with mixer tap fitment. Brick effect tiles between the base and eye level units. 4 ring "Bosch" LP gas hob with a stainless-steel chimney style extractor over. A "Belling" double oven/grill and a "Belling" microwave oven, all built in. Fully integrated dishwasher. Nickel chrome socket and light fittings. LED down lighting. Double glazed Velux skylight and a uPVC double glazed window to fore. Door leading to the west wing. A central island unit with light grey matte coloured door fronts.

Dining area with two panel radiators with grills, thermostatic controlled, uPVC double glazed window to fore with extensive views including the estuary. Television point and Telephone point. An oak engineered door through to the lounge and oak engineered door through to the rear hallway. The rear hallway which has oak flooring, panel radiator with grills thermostatic controlled.

## West wing bedroom 2

10'5" m x 10'2" m (3.18 m x 3.12 m)

Panel radiator with grills, thermostatically controlled, uPVC double glazed window to fore with Coastal views. A built-in wardrobe unit comprising one single and two double wardrobes. A dressing chest and a built-in corner unit.

## Family shower room

9'7" m x 5'7" m (2.94 m x 1.71 m)

A double shower enclosure with a chrome mixer shower

fitment. Close coupled WC and wash hand basin fitted within the vanity unit having cherry wood finished door and drawer fronts. Gloss furnished granite effect work surface over. LED down lighting. Wall mounted ladder towel radiator. Oak flooring. uPVC double glazed windows to fore. Built-in linen/store cupboard.

## Bedroom 3

12'9" m x 8'3" m (3.89 m x 2.54 m)

uPVC double glazed window to fore, panel radiator with grills thermostatically controlled. Oak flooring.

## The lounge

maximum 15'1" m into recess x 14'3" (maximum 4.61 m into recess x 4.36m)

Oak engineer flooring. Two uPVC double glazed windows to fore with extensive views including the estuary. Two single panel radiators with grills, thermostatically controlled. Feature fireplace with wood burner stove on slate hearth. uPVC double glazed doors French doors leading through to an inner hallway, which has a door to a utility/pantry room.

## Store room/utility room/pantry room

4'8" m x 5'3" m (1.44 m x 1.61 m)

As you walk through the east wing hallway there is slate effect ceramic tiled flooring. Panel radiator with grills. Walk-in store cupboard/utility/pantry room with fitted shelves and space for a tumble dryer.

## Inner hallway

Slate ceramic tile floor. uPVC double glazed panel window to the floor and fore.. A panel radiator with grills, thermostatically controlled. Doors through to Master bedroom and Sun Lounge.

## Master bedroom 1 with En Suite

12'9" m x 11'4" m (3.91 m x 3.46 m)

Off the inner hallway there is a glazed door through to The Master Bedroom. Panel radiator with grills, thermostatically controlled. uPVC double glazed windows to the side. Built-in triple wardrobe unit. Access to the loft space, over. Fully glazed door through to the En Suite. The En Suite comprising of a closed coupled economy flush WC, wash hand basin fitted with the vanity unit. Having a medium grey coloured door front. Double shower cubicle with a mixer shower fitment. Extractor. uPVC double glazed windows to the

side. Panel radiator with grills, thermostatically controlled and also a wall mounted electric towel radiator. Black ash effect flooring.

## Sun Lounge

19'2" m x 14'11" m (5.86 m x 4.57 m)

A feature room with a vaulted ceiling with exposed beams. Apex floor to ceiling uPVC double glazed window, overlooking the Carmarthen Bay, Pendine Sands and surrounding countryside. Slate effect ceramic tile floor. uPVC double glazed double doors leading out to either side of the property and to the gardens and grounds. Panel radiator with grills, thermostatically controlled. Wood burner stove in feature fire place

## Externally with Garage and Paddock

The property stands in approximately 0.75 acres of gardens and grounds and is approached from the village centre onto a tarmac driveway, which sweeps round into an enclosed courtyard which provides further parking, and also leads up to a detached masonry-built garage/workshop.

The gardens have been significantly well maintained and nurtured. It has a wealth of shrubbery and foliage throughout with a pond feature and various lawned garden areas, five-bar gated access, with the addition of a paddock at the end which has a variety of uses, including a small pony paddock, etc. Inside the paddock area there is a fenced compound, comprising of a stable and a shed.

## Garage/workshop

22'8" x 12'9" (6.92m x 3.90m)

With power and lighting. Masonry and brick built under a box profile sheeted roof.











## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

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

**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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

