

# Terry Thomas & Co

## ESTATE AGENTS



## Brynawelon Llansadurnen

Laugharne, Carmarthen, SA33 4RH

Situated in the charming village of Llansadurnen close to the Township of Laugharne, this delightful detached bungalow offers a perfect blend of comfort and convenience. Laugharne is renowned for its stunning scenery and rich literary history, making it a desirable place to live. Residents can enjoy leisurely strolls along the beautiful coastline or explore the local shops and eateries that add to the village's charm. A standout feature of this property is its a rare find and in such a picturesque location. Applicants should note that the property is in need of refurbishment throughout, but the position is enviable with extensive views over Carmarthen Bay, Worms' Head and Tenby this property is a true gem and not to be missed.

**Offers in the region of £315,000**

# Brynawelon Llansadurnen

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### Entrance

Property standing in a generous sized plot. With pointed dressed stone double pillared gated entrance onto a golden flinted decorative stone driveway and parking area to fore. With landscaped garden various pointed stone wall raised beds with a variety of shrubbery throughout. Detached bungalow. To the right-hand side additional parking area. To the left and side two timber store shed/workshops. Pathways leading to the left- and right-hand side leading to the rear gardens. Pond feature to the fore. Open storm porch, with part multi-glazed door through to hallway. The hallway has doors leading through to Bedroom 1 and 2, Kitchen/Dining Room and Bathroom.

### Inner Hallway

Single Panelled radiator, access to loft space. Door through to the Lounge and Bedroom 3. Built-in coat cupboard with louvre doors.

### Front Bedroom 1

(2.54m x 3.15m)

uPVC double glazed window to the fore. Single panelled radiator.

### Front Bedroom 2

(3.69m x 2.74m)

uPVC double glazed window to the fore. Single panelled radiator.

### Kitchen/Dining Room

3.66m x 4.23m

Range of base and eye level fitted units with Oak finish door and drawer fronts and matt finish marbleised effect worksurface over the base units incorporating the stainless-steel sink, 4 ring ceramic hob with extractor over. Lamona fan assisted oven/grill. Tiled walls between the base and eye level units with patterned inserts. Space for fridge.

uPVC double glazed window to rear with views over the rear and extensive views over Carmarthen Bay over to Worms' Head. Door through to Feature Fireplace with LP gas fire inset and dressed pointed stone chimney breast.

### Utility Room

(2.72m x 2.10m)

Wall mounted Worcester Bosch LP Gas fired combination boiler which serves the central heating system and heats the domestic water. Fitted base unit with Stainless steel sink further eye level cupboards and fitted drawer unit and larder unit. Plumbing for washing machine and space for tumble dryer. Softwood double glazed window to rear. Double glazed door leading out to the rear conservatory. Single panelled radiator and multi-glazed door through to the former garage which is now Home office/work space (7m x 4.99m) uPVC double glazed window to side and uPVC double glazed double doors to fore. Beech effect flooring. Fitted base and eye level units. Panelled radiator with grills. Conservatory (2.07m x 2.41m) with uPVC double glazed windows to three sides, uPVC double glazed French doors leading out to the rear paved area and rear gardens in turn. Single panelled radiator, thermostatically controlled.

### Bathroom

(7'9" x 8'11") ((2.38m x 2.72m))

Panelled Bath, Pedestal wash hand basin, Low level WC, uPVC double glazed window to the rear.

### Lounge

14'11" max x 15'1" (into recess) (4.56m max x 4.61m (into recess) )

uPVC double glazed patio doors to rear overlooking the rear garden and extensive coastal views over Carmarthen Bay out towards Caldey Island. uPVC double glazed window to both sides to the right views looking out towards Caldey Island and Tenby. Double panelled radiator thermostatically controlled.

### Master Bedroom 3

13'10" x 11'6" (4.23m x 3.51m)

uPVC double glazed window to fore. Single panelled radiator, thermostatically controlled. En-suite shower room with low level WC, shower cubicle with a Triton electric shower fitment and uPVC double glazed window to side.

### Garden

Applicants should note that the property is in need of refurbishment throughout the Bungalow but the position is enviable with extensive views over Carmarthen Bay, Worms' Head and Tenby. Generous sized lawned garden to rear with a raised vegetable plot and two further Timber Garden sheds. The property is of conventional cavity construction having a masonry external skin and a Timber framed internal skin. The level plot size amounts to 0.20 acres just under ¼ acre.





## Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains Electricity, Drainage, Water and LPG.

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

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