Terry Thomas & Co
ESTATE AGENTS

6 Mill Park Grist Square

Laugharne, Carmarthen, SA33 4ST

Nestled in the charming Town of Laugharne, Carmarthen, this delightful mobile home in Grist Square offers a unique opportunity for comfortable living in a picturesque setting. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The space is bright and airy, creating a warm atmosphere that invites you to unwind. The mobile home has been thoughtfully updated, featuring a new rubber roof installed just two years ago, ensuring durability and peace of mind for years to come. Additionally, the walls and floors have been insulated, providing a cosy environment that is both energy-efficient and comfortable throughout the seasons.

The property boasts a well-appointed bathroom, designed for convenience and functionality. The layout maximises space, making it easy to navigate and enjoy daily life.

Located in the scenic surroundings of Laugharne, residents can take advantage of the local amenities, including shops, cafes, and the stunning coastline nearby. This mobile home presents an excellent opportunity for those looking to embrace a simpler lifestyle in a beautiful part of Wales. Do not miss the chance to make this charming mobile home your own.

Offers in the region of £45,000

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Entrance Porch

Side uPVC double glazed door leading to entrance porch. Entrance porch having stripped wood flooring, uPVC double window to fore, built in storage cupboard, space for fridge.

Hallway

With doors leading to both bedrooms, shower room and open plan kitchen/dining/family room.

Open plan kitchen/dining/family room

19'8" x 9'1" (6.01m x 2.78m)
uPVC double glazed French door to fore, 2 lattice double glazed windows to side one to the North side one to the South side.
Kitchen area having a range of fitted base units with medium Oak finish door and drawer fronts and a matt finish Granite effect worksurface over the base unit, incorporating a stainless steel sink, space for fridge and an LP Gas cooker with 4 ring hob, grill and oven. Wall mounted super compact Combi boiler which heats the domestic water. Wood burning stove.

Shower room

6'7" x 5'0" (2.01m x 1.53m)
Corner shower enclosure with a chrome mixer shower fitment, low level WC, pedestal wash hand basin with Marblex splashback, part panelled walls, extractor, uPVC double glazed window to the side and a wall mounted convector heater.

Rear Bedroom 1

8'0" x 9'1" (2.46m x 2.79m)
Lattice uPVC double glazed window to side, wood effect flooring and a wall mounted electric panel heater.

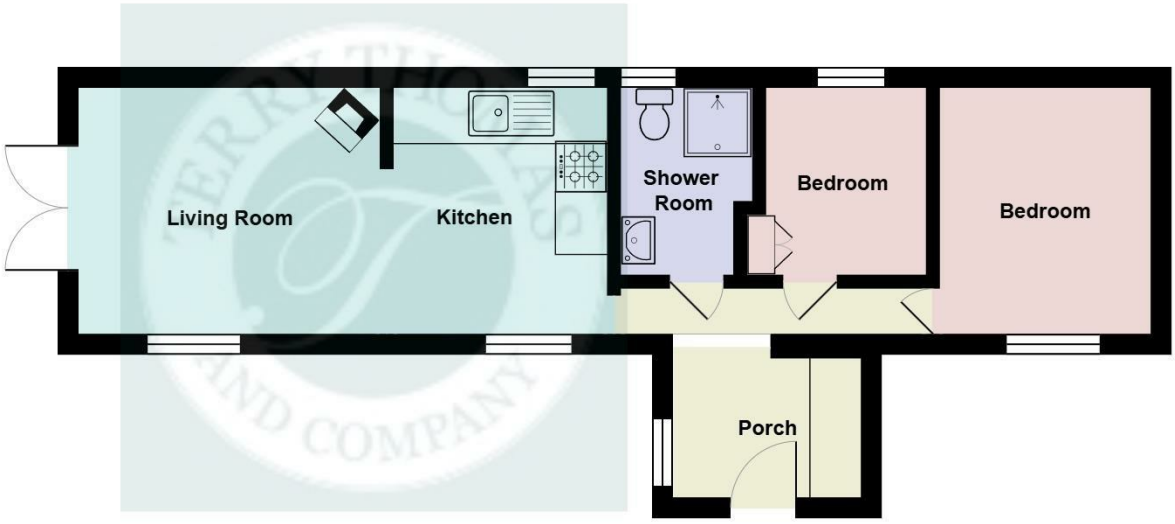
Bedroom 2

6'8" x 5'11" (2.04m x 1.81m)
Lattice uPVC double glazed window to side, built in eye level cupboard and wood effect flooring.

Externally

The property has a decorative garden to side and also a paved area with parking, small garden area to rear.

Floor Plan

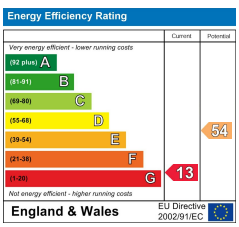


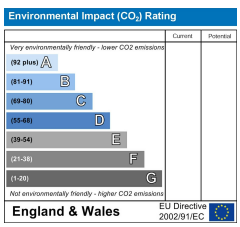
Type: Mobile Home
Tenure: Leasehold
Council Tax Band: A

Services: Mains electricity, water 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 firms 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 https://www.terrythomas.co.uk





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