

Terry Thomas & Co

ESTATE AGENTS



Rose Cottage Victoria Street

Laugharne, Carmarthen, SA33 4SE

Nestled in the picturesque village of Laugharne, Carmarthen, this charming three-bedroom house on Victoria Street offers a splendid opportunity for those seeking to create their ideal home. The property features a spacious layout with two reception rooms, providing ample space for family gatherings or entertaining guests. While the house requires some modernisation, this presents a unique chance for buyers to add their personal style and taste into the interiors, transforming the living spaces into a contemporary retreat while preserving the inherent character of the home.

The enchanting location of Laugharne is a significant highlight, renowned for its stunning scenery and rich literary heritage, famously linked to the poet Dylan Thomas. Residents can enjoy leisurely walks along the estuary, explore quaint local shops, and indulge in the delightful cafes that enhance the village's charm. This property is particularly suited for those who appreciate the beauty of a traditional home and are keen to invest in a project that promises a rewarding outcome.

With its potential for transformation and its prime location in the heart of Laugharne, this house on Victoria Street is a rare find. It is an ideal opportunity for anyone looking to make a house their home in a community steeped in history and natural beauty. Do not miss the chance to make this property your own and embrace the lifestyle that Laugharne has to offer.

Offers in the region of £265,000

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Kitchen

11'7" x 10'11" (3.55m x 3.33m)

Range of fitted base and eyelevel units with wood effect worksurface over incorporating a stainless-steel sink. Space for Fridge and electric cooker point. Tiled walls between base and wall units with patterned inserts. Single panelled radiator. Built in airing cupboard which has fitted shelves and a single panelled radiator. Door leading through to sitting room. uPVC double glazed window to the side. Bi-folding door through to a rear boot/cloakroom.

Rear Boot/Cloakroom

Which houses a 'Grant' oil fired combination boiler which serves the central heating system and heats the domestic water. Central heating controls.

Dining Room

15'0" x 11'0" (4.58m x 3.36m)

uPVC double glazed window to the side. Single panelled radiator. Feature fireplace with pointed reconstituted stone surround. Parkray inset. Slate hearth. Built-in cupboards. Door which leads to a staircase to the first floor.

Lounge

14'6" x 10'8" (4.42m x 3.27m)

uPVC double glazed window to the fore. Two Double panelled radiator, thermostatically controlled. Tiled fireplace

with Parkray inset. Tiled hearth. Built-in cupboards either side of recess.

First floor

Landing with access to loft space. Single panelled radiator, thermostatically controlled. Two uPVC double glazed windows to the side.

Front bedroom 1

14'11" x 10'9" (4.57m x 3.29m)

uPVC double glazed window to fore, feature tiled fireplace and a walk-in wardrobe. Double panel radiator, exposed timber floorboards.

Rear bedroom 2

12'0" x 10'7" (3.66m x 3.24m)

uPVC double glazed window to rear, double panel radiator, built in store cupboard with bi-folding door.

Bathroom

7'5" x 5'6" (2.28m x 1.68m)

Tiled panelled bath, low level WC and wash hand basin, uPVC double glazed window to the side, part tiled walls, with floral pattern inserts and a double panel radiator thermostatically controlled.

Rear bedroom 3

11'0" x 8'7" extending to 10'9" into passage (3.36m x 2.63m extending to 3.30m into passage)

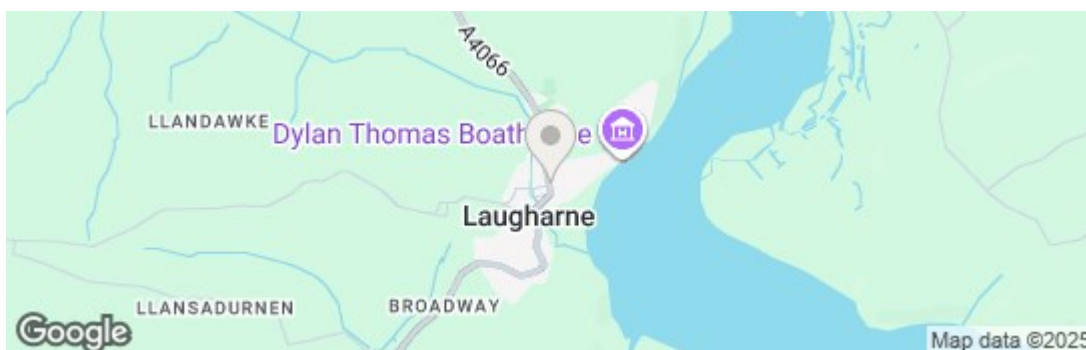
Double panel radiator thermostatically controlled uPVC double glazed window to the side.

Externally

Double gated access to the side of the property that leads to a Tarmacadam driveway providing offroad parking for approximately 3 cars in tandem. Walled front decorative forecourt with plumb slate.

Detached garage of masonry construction with remote control roller shutter door to fore and a pedestrian gated access leading to the rear garden.

Rear garden having an outside tap a lean-to stone built store shed, bunded oil tank, further store shed under a corrugated roof, South facing predominately walled garden.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: D

Services: Mains electricity, water and drainage. Oil fired central heating system with combination boiler.

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.

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