

Terry Thomas & Co

ESTATE AGENTS



Carreg Cottage, Clifton Street

Laugharne, Carmarthen, SA33 4QG

This property can be found in the charming Township of Laugharne, Carmarthen, this remarkable Tudor house on Clifton Street is a true gem, steeped in history and character. Dating back to the 15th century, it holds the title of one of the oldest dwellings in Laugharne, once serving as a former hunters' post.

This splendid residence boasts four spacious bedrooms, providing ample accommodation for families or those who enjoy hosting guests. The three well-appointed bathrooms ensure convenience and comfort for all occupants. The property features two inviting reception rooms, perfect for entertaining or relaxing with family and friends.

The Tudor architecture is not only a testament to its rich heritage but also offers a unique charm that is hard to find in modern homes. With its historical significance and picturesque setting, this house presents an exceptional opportunity for those seeking a blend of tradition and modern living.

Surrounded by the stunning landscapes of Carmarthen, residents can enjoy the tranquillity of town life while being within easy reach of local amenities. This property is a rare find, offering a unique lifestyle in a location that is both beautiful and steeped in history. Whether you are looking for a family home or a peaceful retreat, this Tudor house on Clifton Street is sure to impress.

Offers in the region of £485,000

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Entrance

uPVC duck shell blue coloured entrance door leading to vestibule hall with feature beam ceiling. Multi glazed door through to the open plan lounge/ Family room.

Lounge/Family room

30'1" max into recess to either end x 13'11" (9.18m max into recess to either end x 4.26m)
2 large uPVC double glazed window to fore. Solid Oak flooring throughout. Feature exposed pointed stone chimney breast with recess to either side. 2 double panelled radiators, both thermostatically controlled. Exposed feature beam ceiling. Large open inglenook fireplace with a 'Carreg Pobedd' - recessed stone warming shelf and an 8-kwh wood burning stove on a quarry tiled hearth. Part feature Oak panelled walls. Staircase leading to first floor. Oak stable door through to the open plan kitchen/dining family room.

Kitchen/Dining family room

24'8" x 11'1" extending to 12'0" to the dining are (7.54m x 3.39m extending to 3.67m to the dining are)
Slate effect ceramic tiled floors. Fitted base eye level units with duck shell blue door and drawer fronts. Solid granite work surface over the base unit, incorporating a double undermounted Porcelain sink with mixer tap fitment over. Electric cooker point. 2 double panelled radiators, both thermostatically controlled. Feature fireplace with quarry tiled hearth. Feature exposed beam ceiling. uPVC double glazed window to rear. uPVC double glazed French doors leading out to the rear courtyard, garden in turn and utility room. Ledged and braced door through to a coats/boot room.

Coat/Boot room

5'2" x 5'11" (1.60m x 1.81m)
Fitted shelves, slate effect ceramic tile floor. Door through to the bathroom.

Bathroom

5'6" x 5'4" (1.70m x 1.63m)
Close coupled economy flush WC. Panelled bath with mixer hot & cold tap fitment and an additional mixer chrome shower fitment. Wall mounted towel ladder

radiator. Pedestal to wash hand basin with chrome mixer tap fitment over. Down lighting. uPVC double glazed window to rear. Floor to ceiling tiled walls. Slate effect ceramic tiled floor.

External Utility Room adjoining the rear

5'6" x 9'3" (1.69m x 2.82m)
Fitted work surface, incorporating stainless-steel sink with hot & cold tap fitment. Plumbing for dishwasher. Plumbing for washing machine. Space for tumble drier. Worcester Green star Heatslave 1825 oil-fired boiler which serves a central heating and heats domestic water. Downlighting.

First Floor

Landing area

Double glazed Velux window to rear. Doors leading off to bedrooms 1, 2 and the bathroom, also doors flanked off to the rear at mezzanine level to bedrooms 3 and 4.

Bedroom 1

maximum 13'9" x 11'6" (maximum 4.21m x 3.51m)
uPVC double glazed window to fore, built-in wardrobe with louvre doors, another built-in wardrobe with storage shelf over again with double louvre doors. Access to loft space. Panelled radiator, thermostatically controlled.

Bedroom 2

11'5" x 9'7" (3.48m x 2.94m)
uPVC double glazed window to fore. Single panelled radiator, thermostatically controlled. Part featured beam ceiling. High level built-in cupboards with 3 louvre doors. Close coupled economy flush WC and a pedestal to wash hand basin with tiled splashback.

Rear bedroom 3 (At mezzanine level)

10'3" x 10'5" (3.13m x 3.2m)
Double glazed Velux window to side, built-in wardrobe with louvre doors, built-in storage cupboard with louvre doors, also further built-in single wardrobe with a louvre door. Single panelled radiator, thermostatically controlled. Feature exposed vaulted beam ceiling.

Rear Bedroom 4 (At mezzanine level)

11'5" x 14'4" (3.48m x 4.38m)
uPVC double glazed window to rear. Double panelled radiator, thermostatically controlled. Built-in double door cupboard and a built-in wardrobe. Further walk-in wardrobe space, ensuite.

Ensuite

4'10" x 6'9" (1.49m x 2.08m)
Close coupled economy flush WC. Pedestal to wash hand basin. Corner shower enclosure with Mira sports power shower fitment. Wall mounted ladder towel radiator. Slate effect ceramic tiled floor. Floor to ceiling tiled walls.

Externally

Rear of the property has been extensively landscaped within initially having 3 tiers of natural slate patio, 2 initially are pathways which lead up to a large solid slate patio with masonry walls to the boundary. Timber garden shed. Garden extending through to a lawned area with again a further paved patio area enclosed. Garden extends with lawned and stepped pathways to further lawned garden and again another lawned garden. 18ft x 10ft timber workshop/store shed with powered lighting. Access way which leads out to a bridal path which gives a benefit to having access to rear garden maintenance and general purpose. Extensive range of shrubbery, foliage, trees throughout. A completely enclosed private garden ideal for children and dog friendly.







Floor Plan



Type: House - Mid Terrace
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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