

Terry Thomas & Co

ESTATE AGENTS



Carreg Mawr 31 Pludds Meadow

Laugharne, Carmarthen, SA33 4UJ

Located in the historic and picturesque village of Laugharne, this exceptional family home at Pludds Meadow offers a perfect blend of contemporary living and tranquil surroundings. Built in 2021, the property has been thoughtfully designed to meet the demands of modern life while providing generous, stylish spaces throughout. At the heart of the home is an impressive open-plan kitchen, dining, and family room—ideal for modern family living and entertaining. The contemporary kitchen features a sleek combination of modern units, complemented by a high-quality composite work surface and premium Neff appliances. A central breakfast island provides casual dining options. Corian flooring flows seamlessly from the kitchen into the lounge and dining areas, all enhanced by underfloor heating for year-round comfort. The living space includes a bespoke media wall with a recessed TV and bi-folding doors that open directly onto the rear garden, creating a perfect transition between indoor and outdoor living. The home offers four generously proportioned bedrooms, while three well-appointed bathrooms ensure convenience and comfort for the whole household.

Set within the sought-after village of Laugharne—renowned for its rich literary history and coastal charm—the property enjoys a peaceful location within a vibrant and welcoming community. Residents benefit from easy access to stunning countryside, scenic coastal walks, and a range of local amenities, making this an ideal setting for those who value nature, space, and a relaxed lifestyle.

Offers in the region of £645,000

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Entrance

A very spacious 4 double bedroomed with 2 ensuite, Executive Home situated a short walk of the centre of the very popular, historical coastal Township of Laugharne. The property has a spacious driveway, parking spaces for four to five cars, a lawned area to the fore, a slate pathway leading up to the entrance door, and a gated access leading to the rear garden. The driveway also continues up to the integral garage. Attractive matte finish slate Grey fronted windows and additional slate sills. Slate coloured Composite double glazed entrance door, leading to vestibule hall.

Vestibule hall

9'6" x 4'5" (max) (2.91m x 1.35m (max))

Corian Effect flooring, built in coat/shoe cupboard, LED down lighting and a glazed door leading through to the formal hallway.

Hallway

Hardwood dog legged staircase leading to the first floor, Oak engineered doors leading off to home office/Gym and Bedroom 1. Walk-in understairs storage cupboard. LED downlighting and Corian Effect flooring. Door leading through to the open plan lounge/kitchen/dining/ family room and a door through to a cloakroom/WC.

Cloakroom/WC

Floating wall mounted wash hand basin with vanity cupboard under, having high gloss grey coloured door front and brick effect tile splashback, a closed coupled economy flush WC, Corian Effect flooring, and uPVC double glazed window to rear, and also LED down lighting.

Home Office/Gym

9'6" x 9'8" (2.92m x 2.97m)

uPVC double glazed window to fore, LED down lighting. BT telephone connection points and TV connection point.

Bedroom 1 (Ground floor)

9'6" x 14'1" (2.92m x 4.31m)

uPVC double glazed window to rear, Corian Effect flooring, and door through to

Ensuite

6'11" x 5'10" (2.13m x 1.79m)

A floating wall mounted wash and basin fitted with a vanity unit having matte finish grey coloured drawer fronts. Corner shower enclosure with a chrome mixer shower fitment, with body wash and rain shower head. LED down lighting. Wall mounted extractor. Closed coupled economy flush WC. Corian effect flooring, and floor to ceiling tiled walls, and a wall mounted chrome ladder towel radiator.

Open plan Kitchen/Dining/Family room

33'7" x 24'3" (reducing to 17'8" in kitchen area) (10.26m x 7.4m (reducing to 5.4m in kitchen area))

The contemporary kitchen is fitted with a stylish combination of modern base and eye-level units, finished with a dual-toned mix of white and royal blue door and drawer fronts. A high-quality composite work surface sits atop the base units and incorporates a 1.5 bowl stainless steel under-mounted sink with a sleek mixer tap above. Appliances include a large Neff induction hob with three cooking zones, a dual ring, and a warming plate, paired with a Neff extractor fan overhead. Additional Neff appliances include a double fan-assisted oven with grill, a fully integrated dishwasher, fridge, wine cooler, and a pull-out larder cupboard. There is also a dedicated integrated bin drawer for added convenience. At the heart of the kitchen is a central breakfast

island, complete with power points, cupboards and drawers for storage, and a matching composite work surface. Lighting is well considered with LED downlights and pendant lights suspended above the island. Two large uPVC double-glazed windows flood the space with natural light, while the Corian-effect flooring extends seamlessly throughout both the kitchen and living areas. The open-plan lounge/dining area features continued LED downlighting, a bespoke media wall with recessed space for a TV, and a modern electric flame-effect fire. Bi-folding doors open out to the rear garden, creating a perfect flow between indoor and outdoor living.

Utility room

16'7" x 6'2" (5.06m x 1.88m)

The utility room is fitted with matching base units and a tall larder cupboard, complementing the main kitchen with a coordinated mix of royal navy blue and white fronted doors. A composite work surface sits over the units and incorporates an under-mounted stainless steel sink with a mixer tap. Additional features include a fully integrated fridge freezer, plumbing for a washing machine, and space for a tumble dryer. Practical elements such as Corian-effect flooring, LED downlighting, a ceiling-mounted extractor, and an unvented pressurised hot water cylinder complete the space. uPVC double-glazed windows to the front provide natural light, and a door from the utility room gives direct access to the integral garage.

Integral Garage

24'10" x 9'10" (7.59m x 3m)

The integral garage features a remote-controlled up-and-over door to the front, with a composite double-glazed door providing access to the rear garden. A uPVC double-glazed window to the rear allows for natural light. The space is equipped with LED lighting and power points, offering practical functionality for storage, workshop use, or secure parking.

First floor

A part-galleried landing adds architectural interest and is enhanced by LED downlighting. There is a practical office recess space, ideal for a desk or study area. Doors lead to Bedrooms 2, 3, and 4, as well as the family bathroom. A walk-in airing cupboard with fitted shelving provides excellent storage, and a uPVC double-glazed window to the front aspect allows for natural light.

Bedroom 2

12'3" x 16'0" extending to 19'6" into dormer window (3.75m x 4.9m extending to 5.95m into dormer window)

The landing benefits from a uPVC double-glazed window to the front and a double-glazed Velux window to the rear, allowing for plenty of natural light. Additional features include LED downlighting and access to loft storage above.

Family bathroom

9'1" x 9'4" (2.77m x 2.85m)

A beautifully appointed family bathroom featuring a large Ideal Standard oval-shaped bath, complemented by a floating wall-mounted wash hand basin set within a contemporary vanity unit with slate grey drawer fronts.

A corner shower enclosure fitted with a chrome mixer shower, incorporating both a body wash and overhead rain shower head. Additional features include a close-coupled economy flush WC and a wall-mounted chrome ladder-style towel radiator. The walls are fully tiled from floor to ceiling with Corian-effect porcelain tiles, creating a sleek, modern finish. A double-glazed Velux window to the rear provides natural light, while LED downlighting and an extractor fan complete the space.

Bedroom 3

13'8" x 16'3" (4.17m x 4.96m)

This spacious bedroom features a uPVC double-glazed window to the front aspect and benefits from a built-in five-door wardrobe unit, all with sleek sliding mirrored fronts. The room is finished with LED downlighting, adding to the modern and clean aesthetic.

Master Bedroom

25'1" x 14'7" x 16'1" x 19'7" (7.66m x 4.46m x 4.92m x 5.97)

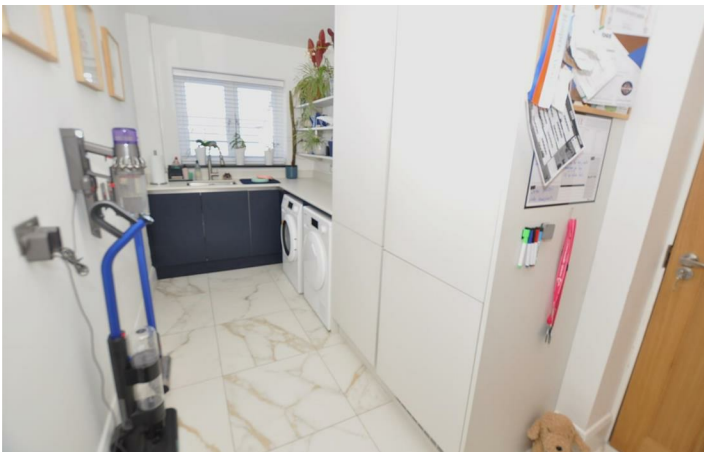
Accessed via a passageway with a door leading to the Ensuite. The Master Bedroom includes a generous bedroom area with woodgrain-effect flooring, LED downlighting, a uPVC double-glazed window to the front, and a double-glazed Velux window to the rear, allowing for excellent natural light. A walk-in dressing room offers ample storage space and is also finished with woodgrain-effect flooring, LED downlighting, and a rear-facing double-glazed Velux window.

Ensuite

A corner shower enclosure with chrome mixer shower fitment with body wash and rain shower head, close coupled economy flush WC and a floating wall mounted wash hand basin with slate grey coloured drawer fronts, wall mounted ladder towel radiator. Corian effect porcelain floor to ceiling tiled walls and floors. Extractor fan and LED downlighting. Double glazed Velux window to rear.

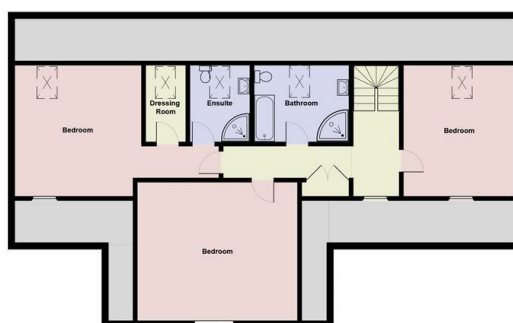
Externally

Occupying an inverted corner plot, the south-facing rear garden is a standout feature of the property, offering a generous and beautifully landscaped outdoor space. A solid slate patio spans half of the garden, providing a stylish and low-maintenance area ideal for outdoor seating and entertaining. The garden sweeps around to the side of the property, where additional slate patio seating areas can be found. A well-maintained lawn extends from the patio, bordered by a wide variety of mature shrubs and planted foliage, creating a private and picturesque backdrop. Further features include a timber garden store shed, external power points, and gated pathways providing access around all sides of the property. The home also benefits from an LG air source heat pump system, contributing to energy efficiency and year-round comfort.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: G

Services: Mains Electricity, Drainage, Water and underfloor heating throughout
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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