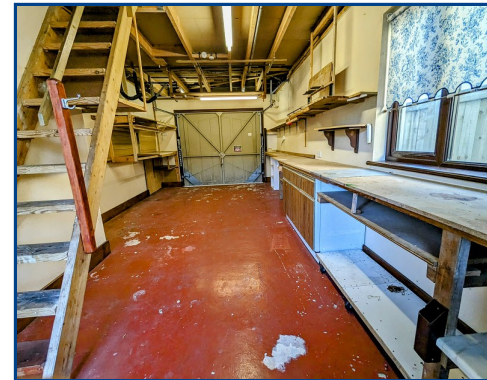


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Samaray Dean  
Broadway  
Laugharne  
Carmarthen  
SA33 4NS**

Offers In Region Of **£325,000**



- Modern Detached 2 Bedroom Bungalow & Conservatory
- Popular Location With Lovely Countryside Views
- Located On The Fringe Of The Ancient Town Of Laugharne
- Home of Famous Poet Dylan Thomas
- Spacious Bungalow Requiring Refurbishment Works
- Large Full Width Loft over Ideal For Bedrooms (STC)
- Good Sized Plot & Large Forecourt For Car Parking
- Adjoining Garage & Loft Access
- NO ONWARD CHAIN & HUGE POTENTIAL

**General Description**

A modern detached 2 bedroom bungalow having an elevated position on the fringe of the popular township of renowned for its beautiful coastline and Castle, and the home of Dylan Thomas, commanding lovely far reaching country views. The property does require refurbishment works and offers huge potential, and offers spacious accommodation throughout with large full length loft area being ideally suited for conversion into further bedrooms (STC). Outside there is a good sized plot with extensive gardens and ample parking with adjoining garage and large

**EPC Rating: D63**

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

**Important notice**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

## Broadway, Laugharne, Carmarthen, Carmarthenshire.

### Property Description

A great opportunity of acquiring a modern detached bungalow located on the edge of the popular township of Laugharne famous for the poet Dylan Thomas, and only 4 miles from the blue flag beach of Pendine.

The property benefits from an elevated position set off the main road and commanding delightful open countryside views to the front and rear. The property is of timber framed construction lying under a tiled roof with oil fired central heating and double glazed windows. The accommodation does require refurbishment works and offers great potential for the full length loft area to be converted in further bedrooms (STC). Currently provides entrance hall, living room, kitchen/diner, utility room, large conservatory, 2 bedrooms and bathroom.

Outside there is a large plot with mature front and rear gardens with large car parking forecourt and adjoining garage/workshop again having potential to convert into further accommodation (STC) with stairwell leading up the large loft area. Lovely views can be enjoyed across open unspoilt countryside. The village of Laugharne provides all the basic amenities with nice hotels, restaurants and lovely walks, with the towns of St Clears and Carmarthen being approx. 5 and 14 miles respectively.

### Recessed Front Porch

Double glazed front entrance door to:

**Entrance Hall (14' 11" x 4' 03") or (4.55m x 1.30m)**

Radiator, built in cloaks/store cupboard, doors to:

**Living Room (15' 08" x 11' 04" ) or (4.78m x 3.45m)**

Modern brick built fireplace and surround with stove (not tested), tiled hearth, window to front with lovely views, radiator.

**Kitchen/Dining Room (24' 11" x 13' 01"Max Max) or (7.59m x 3.99m Max)**

Large and most spacious room ideal for entertaining, range of fitted base and wall cupboards, small breakfast bar, built in cooker (not tested), sink unit, Combination oil fired boiler (not tested), partly tiled flooring, radiator, window to front with lovely views, access to:

**Conservatory (14' 08" x 8' 11" ) or (4.47m x 2.72m)**

Fully double glazed, tiled flooring, radiator, French doors to garden, connecting door to:

**Utility Room (9' 08" Max x 8' 01") or (2.95m Max x 2.46m)**

Fitted base and wall cupboards, radiator, tiled flooring, plumbing for washing machine.

**Bedroom 1 (12' 07" x 11' 05" ) or (3.84m x 3.48m)**

Window to front with lovely views, radiator.

## Broadway, Laugharne, Carmarthen, Carmarthenshire.

**Bedroom 2 (13' 01" x 12' 07"Max Max) or (3.99m x 3.84m Max)**

Window to rear, radiator, two double built in wardrobes.

**Bathroom (9' 08" x 6' 05" ) or (2.95m x 1.96m)**

Suite comprising bath, WC, wash basin, shower cubicle, bidet, fully tiled walls, radiator, extractor fan.

**Adjoining Garage (25' 0" x 11' 08"Max Max) or (7.62m x 3.56m Max)**

Up and over sliding door, fitted work benches, rear entrance door, stairs to:

### Loft Room

Having excellent conversion potential into further bedrooms (subject to consents), running the full width of the property and provides loft room 1 - 12' x 11'10 (to eaves) connecting door to: Loft Room 2 - 39'4 x 11'10 (to eaves) most spacious loft area with fitted cupboards.

### Outside

The property is approached off a quiet private lane with pillared entrance leading up to large forecourt area providing excellent car parking/turning space. Front garden area with shrubs and super views to front across open countryside. Large tiered rear garden with paved patio to relax and enjoy with decorative stone borders, steps lead up to further patio gardens with shrubbery, raised flower beds, oil tank.

### Right Of Way

We have been informed by the owners that the private lane leading up to the property benefits from a shared vehicle right of way with the adjoining neighbour.

### Broadband and Mobile phone

Mobile phone signal is deemed good in the area, for more information on broadband and mobile phone signal, please contact your network provider.

### Services

Mains electricity, mains water, mains drainage, oil fired central heating.

### Tenure

Freehold

### Council Tax

E

### Directions

From Carmarthen proceed down the A40 carriageway for approx 9 miles and take the exit off for St Clears. Once arriving at T junction take a right turning signposted Laugharne. Continue on for approx 5 miles until arriving at Laugharne, and proceed through the town until arriving the small hamlet of Broadway. Proceed passing the Carpenters Arms on the right and the lane leading up to the property can be seen further on the left.

