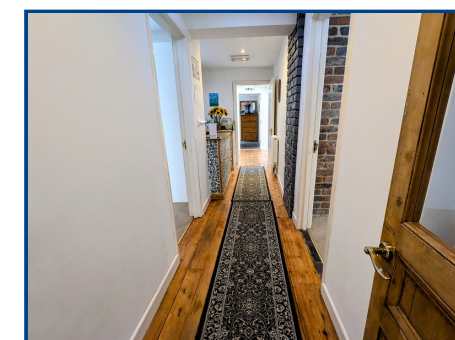




**1 Gosport Street  
Laugharne  
Carmarthenshire.**

Offers In Region Of **£529,995**



- Charming Guest House/B&B & Excellent Potential
- Popular Tourist Destination - Estuary Town Of Laugharne
- Renowned For The Famous Poet 'Dylan Thomas'
- Close To Historic Castle & Beautiful Coastline
- Character Terraced House & Original Features
- 4 Principal Guest Rooms All With En Suites
- Great Potential To Expand The Business Further
- Separate Owner's Living Accommodation
- Rear Mature Garden/Patio Areas & Car Parking
- Lovely Views Towards Castle & Coast From Garden & Some Bedrooms

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).

**General Description**

Do you dream of running a bed and breakfast business? Then let your dreams come true with this prime opportunity of acquiring this established guest house/B&B, having a prime location within the renowned popular tourist destination town of Laugharne, home of the famous poet Dylan Thomas. Comprises a period characterful house of considerable appeal offering 4 principal guest rooms, all with en suite facilities together with separate proprietors accommodation. Outside there is a rear garden and car parking area for 4 cars.

## 1 Gosport Street, Laugharne, Carmarthenshire.

### Property Description

A wonderful opportunity of acquiring a large and most impressive period terraced property located within this beautiful estuary town of Laugharne being a most popular tourist destination, being with close proximity to the historic castle and the lovely coastline. The property is number one rated on Trip Advisor (out of 13 B&B's) having excellent potential to expand the business further, and extend the property with additional bedrooms (STC).

The property offers well presented accommodation throughout retaining lovely character features including pitch pine timber flooring, exposed stone internal walling and provides reception hall with desk area, 4 spacious guest rooms (some enjoying lovely views of the castle and estuary) all with en suite facilities. There is separate owner's accommodation on the ground floor with rear hall, living room, conservatory, kitchen and en suite bedroom. There is also potential to revert back to one large family home (subject to consent).

Outside there is a mature rear garden with paved patio area to relax and enjoy with established herbaceous borders and steps leading up to a decorative stoned patio with store shed. Rear pedestrian access gate leading out to car parking for 4 cars. Lovely views of the castle can be enjoyed from the garden being an ideal place to sit out with a glass of wine.

The property is based in the centre of this popular tourist town being within easy walking distance to pubs, restaurants and other attractions including the historic castle. The Pembrokeshire coast has lovely sandy beaches again being within close proximity to Pendine, Amroth, Saundersfoot and Tenby with beautiful coastal walks.

**Entrance Vestibule (4' 07" x 3' 10" ) or (1.40m x 1.17m)**

Tiled flooring, half glazed entrance door to:

**Entrance Hall (19' 03" x 6' 10" Max) or (5.87m x 2.08m Max)**

Attractive pitch pine flooring, reception desk, telephone point, down lights, doors to:

**Guest Bedroom (16' 10" x 12' 0" ) or (5.13m x 3.66m)**

Large picture window to front with seat, radiator, wall and ceiling beams, down lights, door to:

**Ensuite Shower Room (8' 07" x 5' 04" ) or (2.62m x 1.63m)**

Modern suite comprising tiled shower cubicle, wash basin with mixer tap, WC, tiled flooring, chrome towel rail.

**Guest Bedroom (20' 10" x 12' 06" ) or (6.35m x 3.81m)**

Feature exposed stonework, beamed ceiling, down lights, large window to front with seat, 2 radiators, door to:

**En-Suite Shower Room (8' 09" x 5' 01" ) or (2.67m x 1.55m)**

Modern suite comprising glazed and fully tiled shower cubicle, vanity unit with wash basin and mirror above, WC, slate effect flooring, towel rail, down lights.

**Inner Hall (7' 06" x 7' 04" ) or (2.29m x 2.24m)**

Pine flooring, stairs to first floor, radiator, built in store cupboard.

**Dining Room (14' 08" Max x 14' 03" ) or (4.47m Max x 4.34m)**

Guests dining/breakfast room, pine flooring, beamed ceiling, 2 radiators, sky light.

## 1 Gosport Street, Laugharne, Carmarthenshire.

**First Floor Landing (17' 08" x 3' 06" ) or (5.38m x 1.07m)**

Radiator, sky window, built in boiler and store cupboards housing the gas boiler for guest accommodation, doors to:

**Guest Bedroom (16' 09" x 16' 09" Max Max) or (5.11m x 5.11m Max)**

L shaped room being most spacious with 2 windows to front, radiator, down lighters, door to:

**Ensuite Shower Room (5' 10" x 5' 06" ) or (1.78m x 1.68m)**

Modern suite comprising walk in shower cubicle being fully tiled, vanity wash basin, WC, tiled flooring, heated towel rail.

**Guest Bedroom (17' 01" Max x 11' 07" ) or (5.21m Max x 3.53m)**

Fitted wardrobes, radiator, down lighters, window to front, door to:

**En-Suite Shower Room (7' 06" x 7' 05" ) or (2.29m x 2.26m)**

Modern suite comprising tiled shower cubicle, vanity wash basin, WC, tiled flooring, heated towel rail.

### Owners Accommodation

Which is totally self contained on the ground floor and is approached from the rear lobby/hall with doors to:

**Kitchen (13' 09" x 11' 06" Max) or (4.19m x 3.51m Max)**

Range of fitted base and wall cupboards with sink unit, plumbing for washing machine and dish washer, 'Smeg' multi fuel gas range with 5 burner hob and fan over, tiled surrounds, timber effect flooring, fridge/freezer space, built in tumble dryer, radiator, down lighters, door to lobby area with fitted shelves, door to:

**Conservatory (15' 05" x 8' 08" ) or (4.70m x 2.64m)**

Tiled flooring, radiator, French doors to rear patio, connecting doors to kitchen and rear hallway.

**Living Room (17' 09" Max x 14' 10" ) or (5.41m Max x 4.52m)**

French doors to conservatory, 2 radiators, down lights, door to:

**Bedroom (18' 11" Max x 14' 08" Max) or (5.77m Max x 4.47m Max)**

Radiator, door to en suite shower room with modern suite comprising shower cubicle, wash basin, WC, heated towel rail.

### Outside

Mature rear garden with attractive paved and stoned patio areas to relax and enjoy, with established herbaceous borders providing relaxation area for both owners and guests. Steps lead up to larger patio area from which lovely views towards the historic castle and coastline can be enjoyed. Rear pedestrian gate giving access to car parking for 4 cars ideal for owners/guests.

### Broadband and Mobile phone

Superfast is available in the vicinity. Mobile phone signal is deemed to be good in the area, please check with your network provider for further information.

### Services

Mains electricity, mains water, mains drainage, lpg central heating.

### Tenure

Freehold

### Council Tax

A

### Directions

Proceed into the village of Laugharne passing through the main square and the property is located a short distance further on the right hand side.

