

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

Bellevue Cross Inn, Laugharne, Laugharne, Carmarthen, SA33 4QR

Offers In Region Of £399,000

Main Features

- Detached Bungalow
- Semi-Rural Location
- Boasting Far Reaching Country Side Views
- Three Bedrooms
- Ample Off Road Parking & Three Separate Garages
- EPC - D
- Freehold
- Approximately 0.2 Acres Of Land
- Need A Mortgage? We Can Help!

General Information

This detached bungalow is situated in a semi-rural location, offering a peaceful environment with far-reaching countryside views. The property features three bedrooms, providing ample space for residents. It is complemented by one family bathroom and an ensuite. The bungalow is designed with various amenities for comfort and convenience.

The exterior of the property is marked by well-maintained gardens and substantial green space surrounding the house. The plot includes ample off-road parking, allowing for easy access and vehicle storage. A garage is also present, adding to the property's practicality. The landscape offers a blend of open green areas and landscaped sections.

Inside, the bungalow boasts a single reception room that serves as a central space for family gatherings or relaxation. The layout ensures a functional flow between rooms, catering to everyday living needs. Large windows contribute to the overall brightness of the interior, enhancing the spacious feel of the home.

The semi-rural setting not only enhances the scenery but also ensures accessibility to nearby locations for dining and shopping. Public transport options are available, providing connections to broader areas while maintaining the tranquility of the countryside.

GROUND FLOOR

Entrance Hallway

Wood effect flooring, plastered walls, radiator
Doors to;

Lounge

uPVC double glazed sliding patio doors, both offering extended views, wood effect flooring, plastered walls and ceiling, log burner with slate effect splash back.

Kitchen/Diner

Appointed with a range of matching high gloss wall and base units with marble effect work tops over and inset sink with mixer tap. uPVC double glazed windows with far reaching views, wood effect flooring, integrated dishwasher, integrated fridge freezer, range cooker and wood effect flooring.

Bedroom One

uPVC patio doors to rear aspect boasting far reaching views, wood effect flooring and radiator.

En Suite

Comprising of a low level WC, corner wash hand basin and shower cubicle with electric fire. Double glazed window, tiled flooring and extractor fan.

Bedroom Two

Dual access new uPVC double glazed windows, plastered walls, wood effect flooring along with radiator, access to boiler.

Bedroom Three

uPVC double glazed window, plastered walls, wood effect flooring, built in wardrobes, radiator.

Bathroom

uPVC Double glazed windows, free standing bath with shower fittings, double shower cubicle with electric shower, W/C wash hand basin sat in vanity base unit, extractor fan.

EXTERNALLY

Garden

Gated driveway providing ample off road parking and access to three garages.

Laid to lawn grounds boasting fantastic mountain views, matured shrubs, hot tub and decking area to enjoy the views.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water (Services not tested)

Current council tax banding D

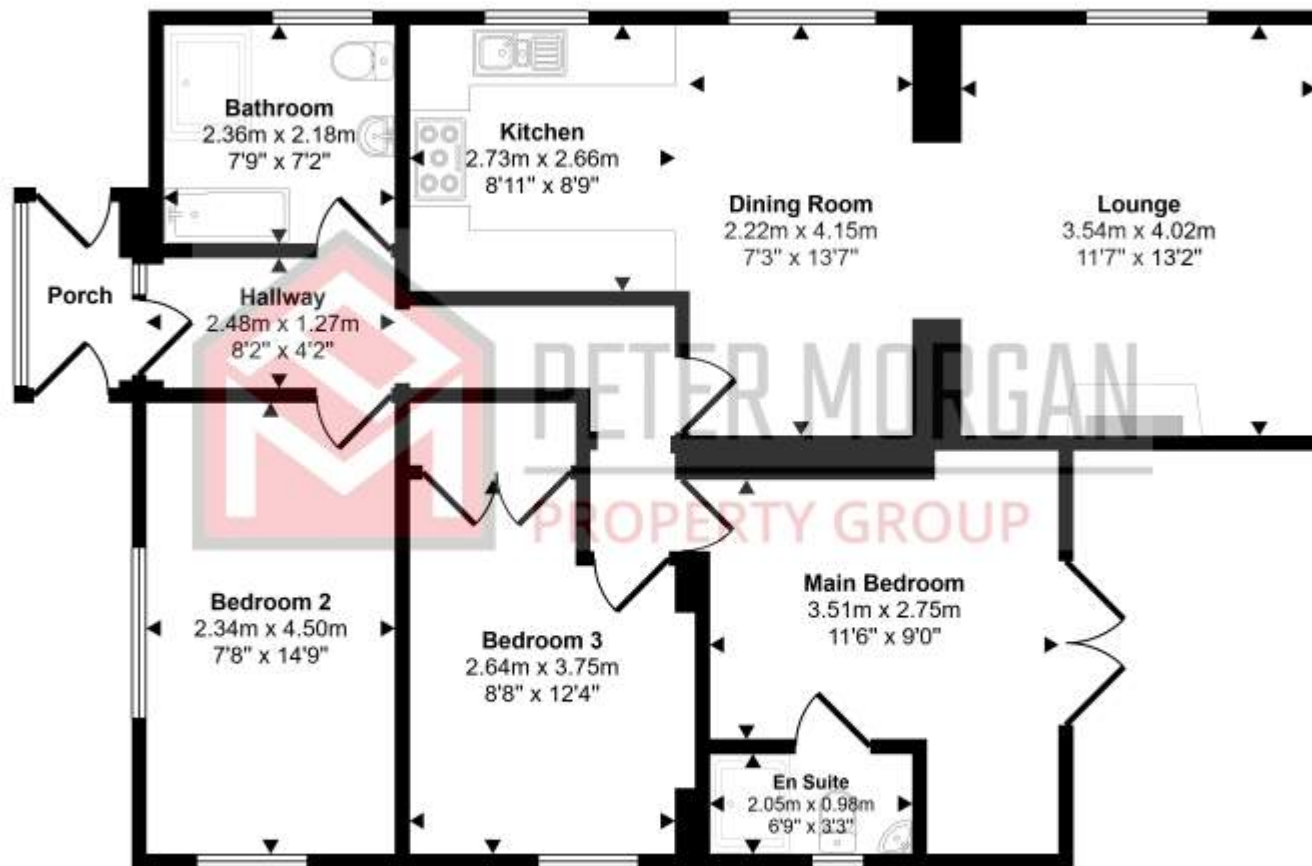
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
87 sq m / 932 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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