



Frondeg Bwlchnewydd Road, Laugharne, SA33 4QU

Offers In The Region Of £750,000

A fabulous coastal 12 acre smallholding, situated near the historic seaside town resort of Laugharne, being privately set down its own track and providing excellent level grazing land with a range of useful outbuildings and hardstanding yard. The house itself offers spacious and well presented, traditional accommodation, having 4 double bedrooms and 3 reception rooms, ideal for a family especially. Rarely do properties such as this, offering an idyllic location and lifestyle, become available. Viewing is strongly recommended.

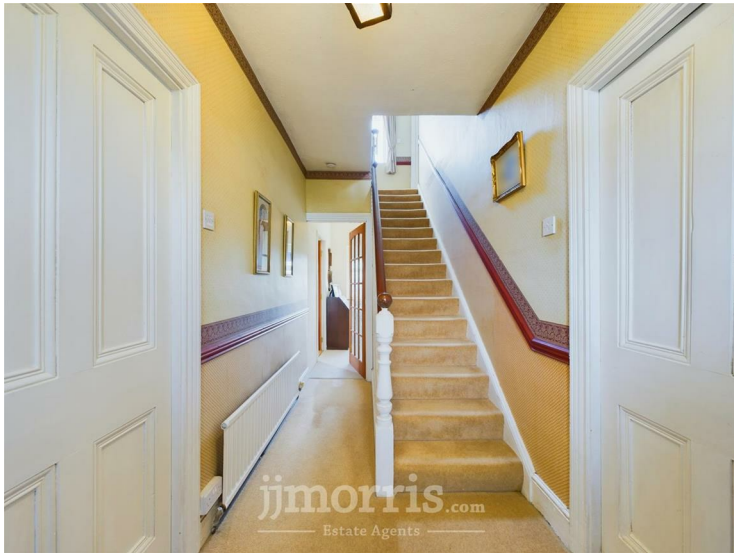
Situation

The property is situated in the west Carmarthenshire countryside, a few miles from the historic town of Laugharne, which lies on the western shoreline of the Taf/Towy estuary and is renowned for its association with the author Dylan Thomas. Laugharne has an active community and benefits from a good range of local services being some 4-5 miles or so south of the small town of St. Clears, which lies just off the A40 dual carriageway and some 10 miles or so west of the larger town of Carmarthen which benefits from a wide range of facilities and amenities. In recent years this area has become increasingly popular as a year round holiday destination being readily accessible with an excellent road link to the M4 corridor to the east and within easy reach of the renowned Pembrokeshire coastline and Pembrokeshire Coast National Park to the west.

Accommodation

Glazed front door opens into:

Entrance Hall



Stairs rise to first floor, radiator, doors open to:

Living Room



Double glazed sash window to front, double glazed window to rear, gas fireplace, radiators, door to Inner hallway.

Inner Hallway

Double glazed window to rear, built in under stairs storage cupboard, door to Study.

Sitting Room



Double glazed sash window to front, stone surround fireplace with wood burning stove, radiator, door to:

Study



Double glazed port hole window to rear, glazed double doors to:

Kitchen Diner



With a spindle balustrade walkway leading to further rooms and lobby. Steps lead down to the main kitchen/dining space which has a range of fitted wall and base storage units, worktops, one and a half bowl sink and drainer, double glazed window to side with far reaching views over the adjoining land, space for electric cooker with pull out extractor hood, plumbing for dishwasher, space for fridge, room for table and chairs, radiator.

Lobby

Window to side, radiator, doors to:

Utility

Double glazed window to rear, plumbing for washing machine, Eurostar oil fired boiler serving the domestic hot water and central heating, access to loft space, built in storage cupboard.

Shower Room



Comprising a corner shower cubical, W.C, corner wash hand basin with vanity cupboard, tiled walls, radiator, frosted double glazed window to side.

Rear Porch

External glazed door to rear, windows and tiled flooring.

Sun Lounge



Double glazed sliding patio doors to front garden, double glazed window to side enjoying the lovely views, port hole window to opposite side, stone built TV/entertainment shelving.

First Floor Landing

Double glazed window to rear, radiator, access to loft, doors open to:

Bedroom 1



Double glazed sash window to front, radiator, pedestal wash hand basin.

Bedroom 2



Double glazed sash window to front, radiator.

Bathroom



Comprising a bath with electric shower over, pedestal wash hand basin, W.C, radiator, tiled walls, heated towel radiator, frosted double glazed sash window to front.

Bedroom 3

Double glazed window to rear, radiator, built in airing cupboard.

Bedroom 4



Double glazed window to rear, radiator, wash hand basin set in vanity unit.

Externally

The property is accessed from its own long gated private track which leads down into a rear concreted yard, providing ample parking space and where the range of outbuildings are situated, plus a second concreted yard at the rear. At the front and side of the house is a well kept garden with patio seating areas, lawns and mature established shrubs, trees and colourful plants.

The Outbuildings



A good range of buildings comprising:

Original Grain Store- 45' x 25' within a steel portal framed building with corrugated iron and Yorkshire board clad elevations, with two open fronted bays.

General Purpose Shed 105' x 30' Steel portal framed building divided into 3 bays.

Former Cowshed 45' x 30' of block wall construction under a corrugated cement fibre roof.

Adjoining Cattle Shed - A brick-built workshop also adjoins this building.

Garage - Block walls under a cement fibre roof.

There are also some small buildings that require re-roofing and general repair.

Please note: Some 2024 bailed hay maybe available by further negotiation.



The Land



Amounting to approximately 12 acres or thereabouts, providing excellent clean level grazing. The land comprises 1 large field and a paddock, both with gated access.



Tenure

Freehold

Services

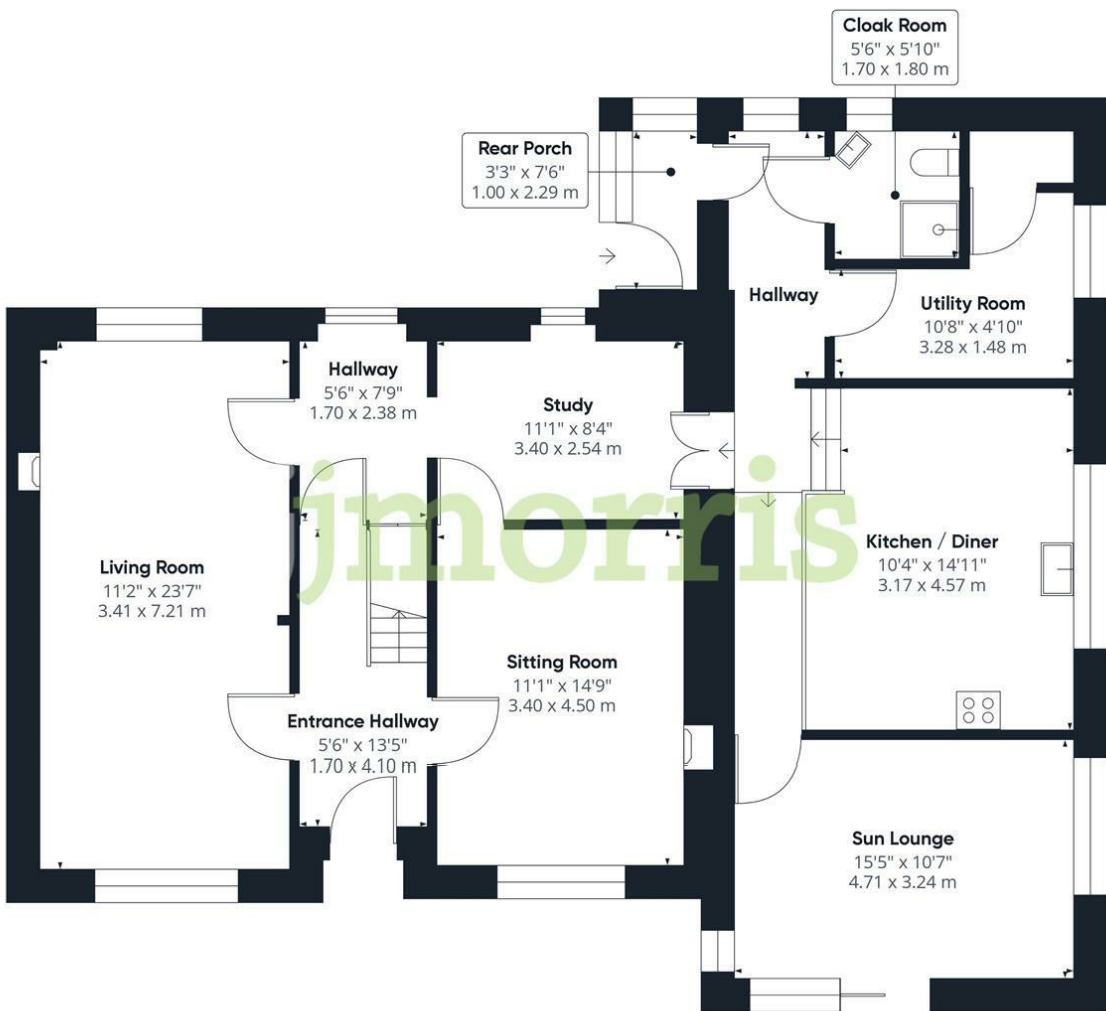
We understand mains water and electric are connected with private drainage and oil fired heating.

Directions

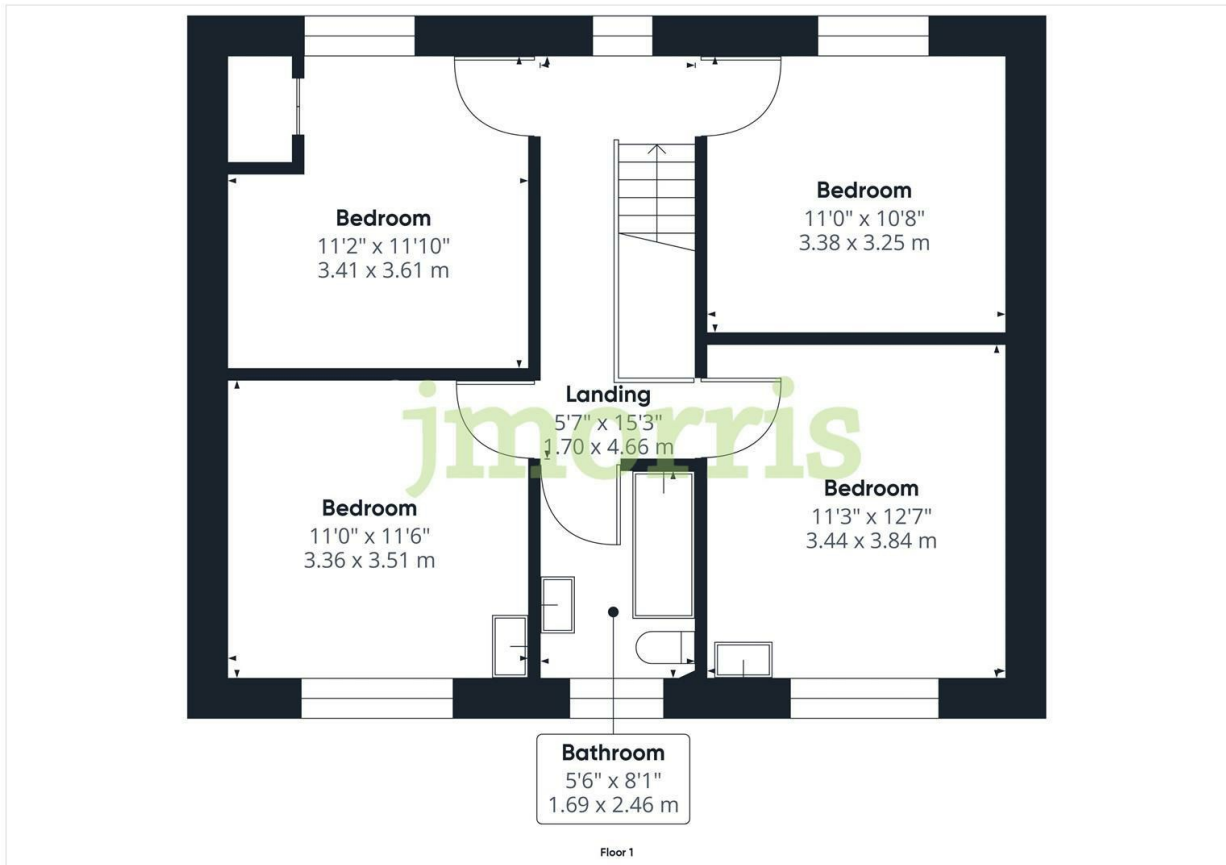
From Narberth take the B4314 to Princes Gate and turn left to Tavernspite, bearing right and continuing on the B4314 to Red Roses. At the Sporting Chance junction turn left and then turn right signposted to New Mill (opposite the Old Mill Cafe). Take the next left signposted to Laugharne followed by the next right also signposted Laugharne. Follow this road until you will see the entrance to the property on the right hand side, as identified by our JJMorris for sale sign.

What3words: [///skimmers.limo.shoving](https://www.what3words.com/skimmers.limo.shoving)

Floor Plan



Floor 0



Floor 1



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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