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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS









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 Comprising a corner shower cubical, W.C, corner wash hand 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



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

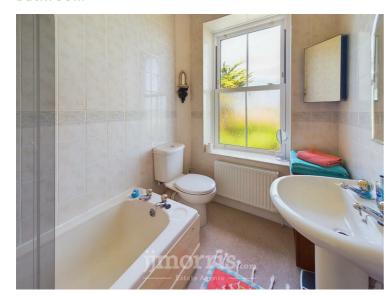
Double glazed window to rear, radiator, access to loft, doors open to:

Bedroom 1



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

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 2



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 concreated yard, providing ample parking space and where the range of outbuildings are situated, plus a second contracted 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 $105' \times 30'$ 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.





Utilities & Services

Heating Source: Oil Fired Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Carmarthenshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

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.

What Three Words: ///skimmers.limo.shoving

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 9mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited
Three Voice - Limited & Data - Limited
O2 Voice - Likely & Data - Limited
Vodafone Voice - Limited & Data - Limited

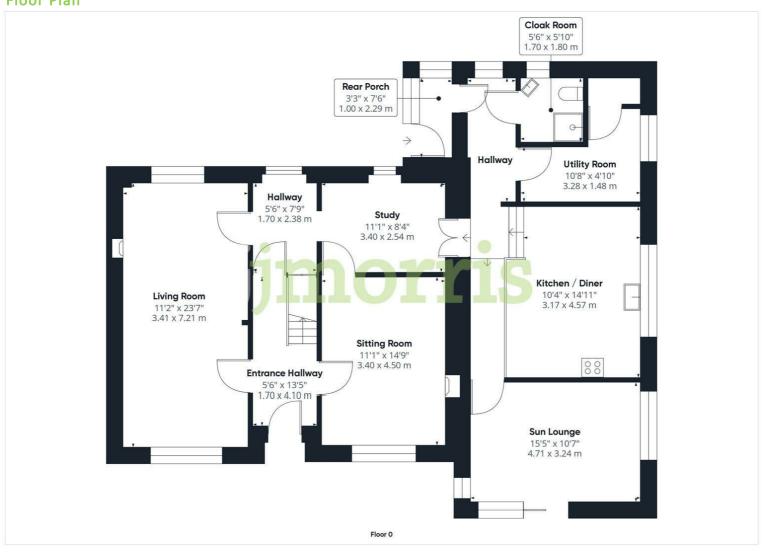
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

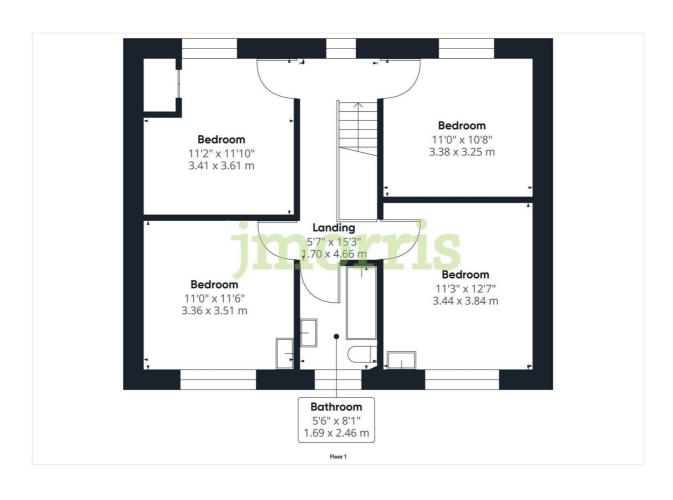
Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan







Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property

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