

Terry Thomas & Co

ESTATE AGENTS



Green Dragon Cottage, King Street Laugharne, Carmarthen, SA33 4QE

Located in the heart of the historic village of Laugharne near Carmarthen, this nicely presented home on King Street offers a wonderful blend of character, comfort and village lifestyle. With two well-proportioned bedrooms, the property is well suited to couples, small families, or those seeking a peaceful retreat or holiday home. The accommodation includes a welcoming reception room, providing a comfortable living space ideal for relaxing or entertaining. The property is presented to a good standard throughout, creating a warm and inviting home. Externally, the property benefits from a courtyard and a garden area, offering pleasant outdoor space for seating, gardening or enjoying the surroundings.

Laugharne is celebrated for its picturesque estuary views, historic charm and vibrant community, and is famously associated with the renowned Welsh poet Dylan Thomas. Residents can enjoy scenic walks along the estuary, explore independent shops, and visit a variety of local cafés, pubs and restaurants that give the village its unique character.

Offers in the region of £238,500

Green Dragon Cottage King Street

Laugharne, Carmarthen, SA33 4QE



Entrance

Brick herringbone paved courtyard with slightly raised shrubbery border. Composite entrance door leading through to:

Lounge

5.27m (into recess) x 3.78m

Exposed stained and waxed floorboards. Double-glazed Victorian-style sliding sash window to the front. Feature fireplace with tiled hearth and pine fire surround. LED downlighting. Wall-mounted energy-efficient electric heater. Door leading through to:

Inner Hallway

Door through to kitchen. Original dog-leg staircase rising to the first floor.

Kitchen

3.96m (max) x 1.87m

Fitted with a range of modern base and eye-level units with white gloss door and drawer fronts. Granite-effect work surface over base units incorporating a one-and-a-half bowl porcelain sink. Four-ring halogen hob with stainless steel splashback and chimney-style extractor hood over. Fan-assisted double oven and grill below. LED downlighting. Wall-mounted energy-efficient electric heater. Space for integrated fridge. uPVC double-glazed window to the rear and uPVC double-glazed French doors leading to the rear courtyard and garden.

Half Landing

Half landing mezzanine level with door through to the bathroom.

Bathroom / Shower Room / WC

3.31m x 1.96m

Fitted with a white suite comprising panel bath, shower enclosure with chrome shower fitment including rain shower head and body jets, low-level toilet and pedestal wash hand basin. Woodgrain-effect flooring. Wall-mounted ladder-style electric towel radiator. uPVC double-glazed window to the rear and double-glazed Velux roof window. Built-in airing cupboard housing hot water cylinder with immersion heater.

First Floor Gallery Landing

uPVC double-glazed window to the side. Feature archway leading to further landing area with wall-mounted energy-efficient electric heater. Access to loft space.

Bedroom 1

2.75m x 2.30m

Double-glazed Victorian-style sliding sash window to the front.

Master Bedroom

12'9" x 14'0" (3.9m x 4.27m)

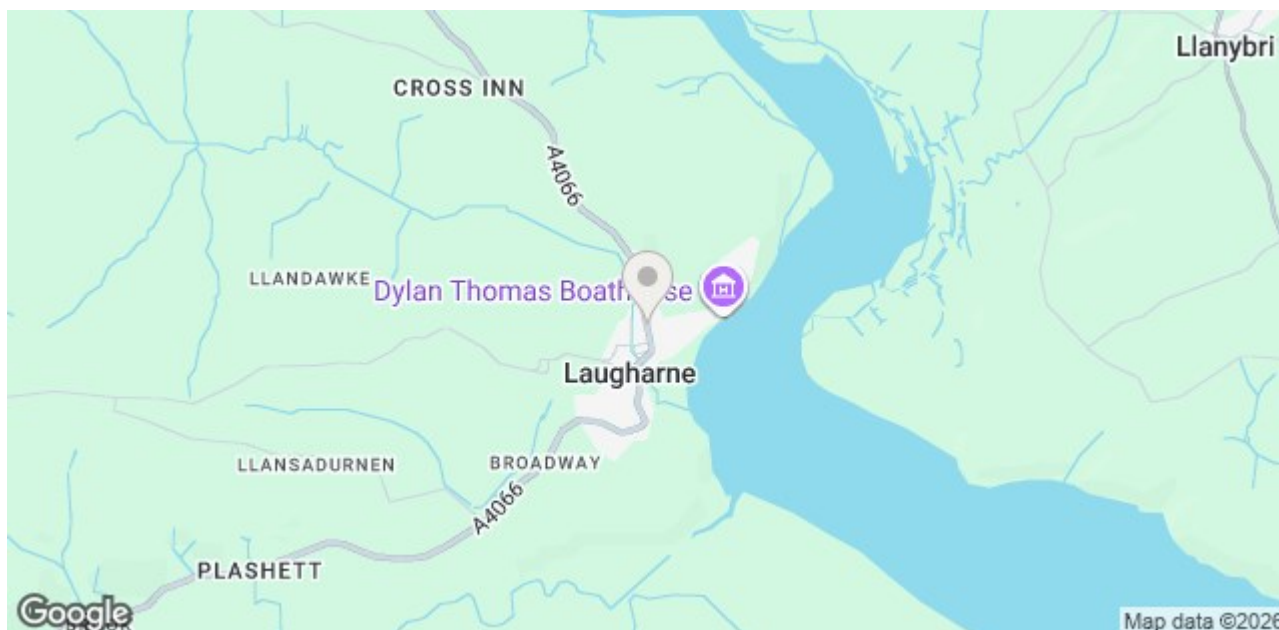
Double-glazed Victorian sash (sliding) window. Wall-mounted energy-efficient electric heaters.

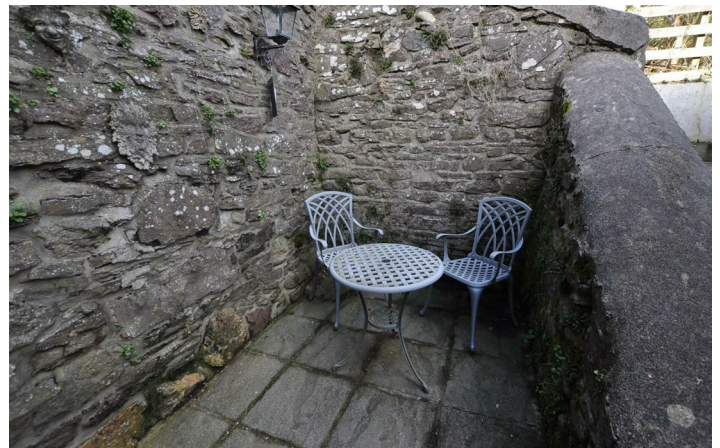
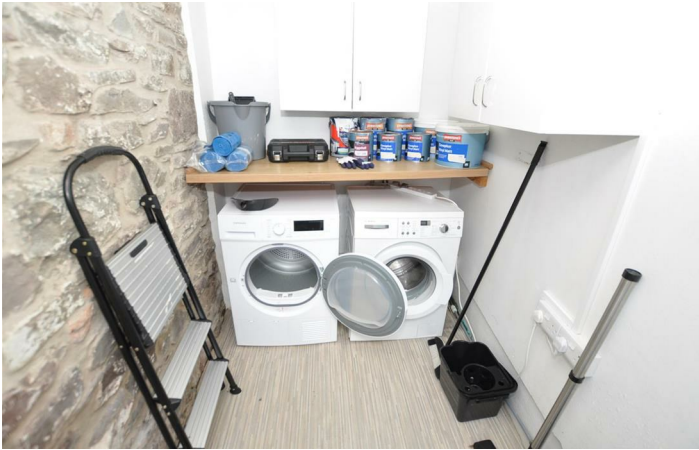
Externally

To the rear of the property there is an enclosed paved courtyard patio area, providing an ideal seating and entertaining space. Steps lead up from the courtyard to the main garden. The property also benefits from a side pedestrian passageway, offering useful space for the storage of bicycles, gardening equipment or outdoor items. Beyond the courtyard lies the rear garden, which is enclosed by timber fencing to three sides and is mainly laid to level lawn, providing a private and easily maintained outdoor space.

Adjoining utility room

Plumbing for a washing machine, space for a tumble dryer, together with fitted eye-level cupboards and a work surface providing useful storage and preparation space.







Floor Plan

Type: House
Tenure: Freehold
Council Tax Band: D

Services: Mains Electricity, Drainage and Water.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

