

Terry Thomas & Co

ESTATE AGENTS



Narnia Broadway , Laugharne, SA33 4NU

This well-presented and spacious home offers flexible accommodation over two floors, featuring a generous lounge, a modern open-plan kitchen/dining room with adjoining conservatory, and three ground floor bedrooms alongside a family bathroom, utility room, cloakroom, and integral garage. Upstairs, there is a useful landing/home office area and a spacious fourth bedroom with eaves storage.

Externally, the property benefits from a large tarmac driveway and forecourt providing ample parking, a lawned front garden, and pathways surrounding the home. To the side, there is access to a masonry-built store/workshop, while the rear features a natural stone patio leading to a further lawned garden with raised borders. The property also benefits from uPVC double glazing, oil-fired central heating, and mains services.

NO ONWARD CHAIN

Offers in the region of £455,000

Narnia Broadway

, Laugharne, SA33 4NU



Property Description

The property is approached via a double-pillared tarmac driveway leading to a spacious front forecourt, also laid to tarmac. This area provides ample parking and turning space, as well as access to the garage. To the front, there is a level lawned garden bordered by trellis fencing, with pathways running around all sides of the property. On the right-hand side, a large paved pathway leads to a masonry-built store shed/workshop. To the rear, there is a generously sized natural stone patio, beyond which lies a further lawned garden. This is complemented by a raised shrubbery border and trellis fencing along the boundary. This attractive home is entered via an open storm porch with a uPVC double glazed entrance door.

Entrance Hallway

5.89m x 2.81m

Spacious and welcoming hallway measuring approximately. The hallway features wood grain-effect flooring and a panel radiator with thermostat control, with doors leading to the open-plan kitchen/dining room, lounge, three ground floor bedrooms, family bathroom, and an airing cupboard with fitted shelving. Oak engineered doors are fitted throughout the ground floor.

Lounge

17'7" x 12'8" (5.38m x 3.87m)

A generously sized lounge with wood grain-effect flooring, a feature electric fireplace, and a uPVC double glazed window overlooking the rear garden and surrounding rural views. Radiator with thermostat control.

Kitchen / Dining Room

7.00m x 3.51m

An impressive open-plan space fitted with a modern range of base and eye-level units with light grey Shaker-style doors and wood-effect work surfaces. Features including Bosch fan-assisted oven and grill, Four-ring halogen hob with extractor hood,

Stainless steel one-and-a-half bowl sink, Space for American-style fridge freezer, Plumbing for dishwasher. LED down lighting. Contemporary wall-mounted radiator

The room also provides access to the first floor and features glazed oak double doors leading into the conservatory, as well as access to the rear hallway.

Conservatory

3.91m x 3.09m

A bright conservatory with uPVC double glazing to three sides, a vaulted roof, ceramic tiled flooring, and double doors opening onto the rear patio and garden.

Rear Hallway, Utility & Cloakroom

The rear hallway provides access to the garden, utility room, cloakroom, and integral garage.

Cloakroom

Low-level WC and wall-mounted wash basin

Utility Room

Space and plumbing for washing machine and tumble dryer, fitted cupboards, and work surface

Bedroom One

3.14m x 3.30m

uPVC double glazed window to the fore, thermostatically controlled radiator.

Bedroom Two

3.34m x 3.19m

uPVC double glazed window to the fore, thermostatically controlled radiator.

Bedroom Three

3.86m x 4.25m

uPVC double glazed window and thermostatically controlled radiator. Fitted wardrobes and storage

Integral garage

4.87m x 3.06m

With up-and-over door, stainless steel sink, and housing the oil-fired boiler and unvented hot water cylinder.

First Floor

9'7" x 11'10" (2.94m x 3.61m)

The first floor landing is currently utilised as a home office, with built-in storage, desk units, and a Velux window.

Bedroom Four

19'5" x 11'10" (5.94m x 3.61m)

A spacious room with two Velux windows, eaves storage, and two radiators.

Main Family Bathroom

11'5" x 6'7" (3.49m x 2.02m)

A well-appointed dual-purpose family bathroom featuring a disability-friendly shower area with a fitted shower seat and wall-mounted chrome mixer shower with accessible controls. The room includes a panelled bath, bidet, close-coupled WC, and a wash hand basin set within a vanity unit with a granite-effect work surface, incorporating drawers and multiple storage cupboards. The walls are part tiled, complemented by a ceramic tiled floor.

Additional features include a uPVC double-glazed window to the rear, PVC downlighting, and an extractor fan.







Floor Plan



Type: Bungalow - Detached
Tenure: Freehold
Council Tax Band: E

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

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