Terry Thomas & Co
ESTATE AGENTS









7 Orchard Park Estate

Laugharne, SA33 4TQ

Located in the charming Orchard Park Estate in Laugharne, Carmarthen, this semi-detached house offers a comfortable and convenient living space. Positioned on a large corner plot, the property features three well-proportioned bedrooms, making it ideal for families or those needing additional room. The home benefits from a modern, newly fitted kitchen with a spacious kitchen-diner, perfectly suited to modern-day living and ideal for family life. The elevated position also provides impressive views over Laugharne Castle and the Estuary, adding to the appeal of the property.

Set in the picturesque surroundings of Laugharne, the home enjoys easy access to local amenities, transport links, and the area's rich heritage—offering both a peaceful environment and modern convenience.

Offers in the region of £200,000

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Entrance

A semi-detached property occupying a generous-sized corner plot with extensive views over Laugharne Township, the Castle, and the Estuary. The property benefits from unrestricted on-street parking to the front. The front garden is gravelled, with an additional lawned area to the side, intersected by a paved pathway providing access to both the main entrance door and the side entrance hallway.

Side Entrance Hallway

Accessed via a uPVC double-glazed entrance door, with a further uPVC double-glazed door leading out to the rear garden. Doors off to:
Store Shed
W C

Utility Room

9'4" x 6'8" (2.85m x 2.04m)
uPVC double-glazed window to the front, with power and lighting connected.

Open-Plan Kitchen / Dining Room

21'0" x 9'9" (6.42m x 2.99m)
Fitted with a modern range of base and eye-level units with Royal Navy–coloured door and drawer fronts, complemented by a marble-effect work surface incorporating a 1.5 bowl stainless steel sink. Appliances include a fully integrated dishwasher, Beko fan-assisted oven/grill, four-ring halogen hob with extractor over, and recess for a fridge/freezer. Additional features include a built-in double cupboard, contemporary wall-mounted thermostatically controlled radiator, LED downlighting, breakfast bar area, wood-grain effect vinyl flooring, and a built-in cupboard housing the Worcester LP gas-fired boiler serving the central heating and domestic hot water system.
uPVC double-glazed French doors open out onto a large natural-stone paved patio and gardens beyond. Door leading through to:

Lounge

21'1" max, narrowing to 18'1" x 10'9" (6.44m max, narrowing to 5.52m x 3.29m)
Large uPVC double-glazed window to the front, thermostatically controlled panel radiator with grille, uPVC double-glazed entrance door, understairs storage cupboard, and wood-grain effect vinyl flooring. Staircase rising to the first floor.

First Floor

Landing
uPVC double-glazed window to the side, access to loft space, and doors to all bedrooms and the family bathroom.

Family Bathroom

6'3" x 5'6" (1.92m x 1.70m)
Fitted with a white three-piece suite comprising a panel bath with chrome hot and cold fitments and shower attachment, wall-mounted chrome mixer shower with bi-fold shower screen, close-coupled dual-flush WC, pedestal wash basin, and wall-mounted ladder-style towel radiator. uPVC double-glazed window to the rear.

Rear Bedroom 1

14'7" max into recess x 9'11" narrowing to 8'2"
(4.47m max into recess x 3.04m narrowing to 2.50m)
Two uPVC double-glazed windows overlooking the rear garden with far-reaching views over Laugharne Township, the Castle, and the Estuary.
Thermostatically controlled panel radiator.

Front Bedroom 2

4.49m max into passage, narrowing to 3.41m x 3.32m
uPVC double-glazed window to the front, thermostatically controlled panel radiator, and built-in single wardrobe.

Front Bedroom 3

2.96m x 2.40m
uPVC double-glazed window to the front and thermostatically controlled panel radiator.

Summary

The property has been comprehensively refurbished throughout, including newly skimmed ceilings. Externally, there is an outdoor workshop.
Services connected include mains electricity, water and drainage, with LP gas supplied to a combination boiler serving the central heating and hot water systems. Offered with no onward chain and vacant possession.











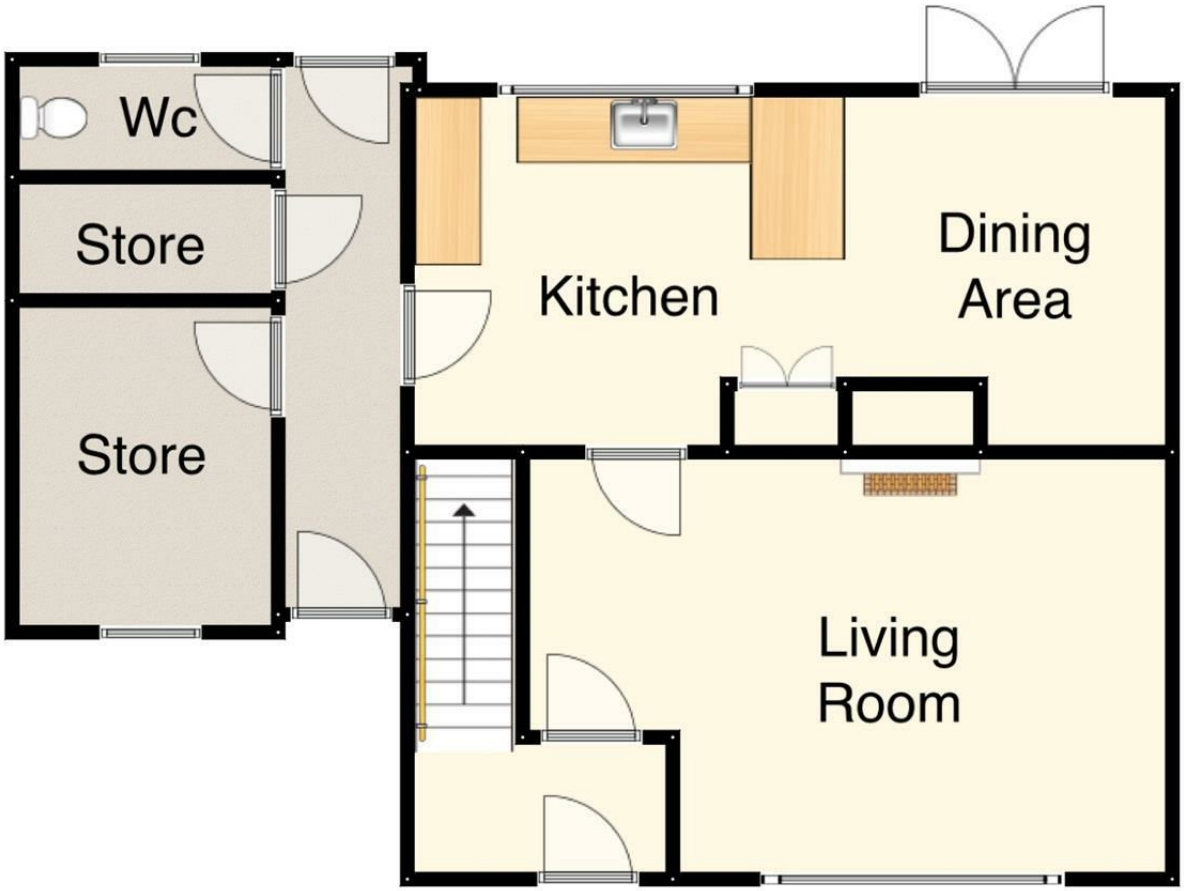








Floor Plan

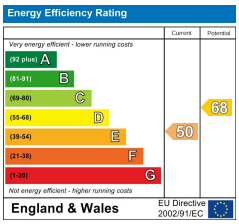


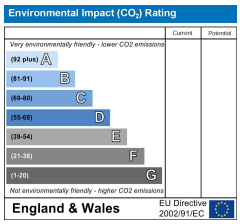
Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: C

Services: Mains water, electricity and drainage. LP gas connected.
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.

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