

# Terry Thomas & Co

ESTATE AGENTS



## Wooford House, Broadway

Laugharne, SA33 4NS

Found in the charming township of Laugharne, Carmarthen, this delightful house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The three well-appointed bedrooms provide ample accommodation, while the ground floor offers a large living room, a dining room, and a kitchen/breakfast room. The kitchen is well-equipped with modern appliances, including a stainless steel range hood and a built-in oven. The dining room is perfect for hosting dinner parties, and the living room features a large window overlooking the garden. The property also includes a conservatory, a utility room, and a garage. The garden is a key feature of the property, with a large lawn area, a patio, and a raised vegetable patch. The property is located in a quiet residential area, with easy access to local amenities and transport links. The village of Laugharne is known for its rich cultural heritage, with the Dylan Thomas Centre and the Towy River nearby. The property is offered with no chain, making it an ideal opportunity for a new owner to move in and start their family.

Offers in the region of £645,000

# Wooford House Broadway Laugharne, SA33 4NS



Two access entrance doors to the rear. uPVC double glazed stable door style entrance door leading into the property

## Utility/Boot Room

16'8" x 5'0" extending to 8'2" (5.1m x 1.53m extending to 2.50m) Fitted with a range of base and eye-level units featuring oak-finished door and drawer fronts, complemented by a matt finish granite worksurface in part. There is space and provision for a tumble dryer, and tiled splashbacks between the base and wall units add a practical finish. A further base unit houses a stainless steel sink with plumbing for a washing machine. The Worcester oil-fired boiler is located here and serves both the central heating system and domestic hot water supply. The room benefits from a ceramic tiled floor throughout, a uPVC double glazed window to the front. Panelled radiator with grills, thermostatically controlled. Loft access is available via a small hatch. A uPVC double glazed door leads into the adjoining Reception Room/Bar area.

Shower/cloak/WC Room comprising a close-coupled economy flush WC, wall-mounted wash hand basin, and a shower cubicle fitted with a chrome mixer shower. A chrome ladder-style towel radiator and extractor fan are also installed. The walls are finished floor-to-ceiling with Marbelex panelling for a sleek, low-maintenance finish. Natural light is provided via a uPVC double glazed window to the side.

## Reception Room/Bar area

max 15'11" x narrowing to 13'4" (max 4.87m x narrowing to 4.08m)

Accessed via the rear/side uPVC double glazed entrance door, this versatile space features exposed varnished floorboards and a panelled radiator with grills, thermostatically controlled. A breakfast bar area with a varnished worksurface provides a casual dining or entertaining spot. The room benefits from good natural light, with multi-glazed French doors leading into the Sitting Room, and part-glazed French doors opening into the Kitchen/Dining/Family Room.

## Kitchen/Dining/Family Room

20'0" x 15'5" (6.10m x 4.72m)

Fitted with a comprehensive range of base and eye-level units featuring white drawer and door fronts, complemented by a matt recess) blue worksurface. The base units incorporate a 1½ bowl stainless-steel sink with a chrome mixer tap, and plumbing for a dishwasher. Cooking facilities include a Range Master cooker with a five-ring LPG gas hob, warming plate, double oven, and grill, with an extractor hood over. Additionally, an AGA range provides a traditional feature and supplementary cooking option.

The space is enhanced by brown and beige multi-coloured tiled splashbacks between the base and wall units, and includes a feature dresser unit and break-front dresser for added storage and display.

A centrally positioned breakfast bar matching the fitted units offers a sociable and functional workspace. uPVC double glazed doors open directly to the rear paved patio and gardens, seamlessly connecting indoor and outdoor living areas. Further features include LED downlighting, a panelled radiator with grills, thermostatically controlled. Varnished timber floorboards throughout. A part-glazed door provides access to the adjoining open-plan Lounge/Dining/Family Room.

## Lounge/Dining/Family Room

29'11" x 12'6" (9.13m x 3.83m)

A spacious and flexible living area featuring three panelled radiators with grills, thermostatically controlled ensuring comfort throughout. The room is finished with varnished timber floorboards, adding warmth and character. Part-glazed French doors lead into the Sun Lounge, which in turn provides access via further French doors to an additional Sitting Room, enhancing the flow between the living spaces. An air conditioning unit is also installed, offering year-round climate control.

10'7" x 16'7" (3.25m x 5.07m)

A bright and spacious triple-aspect room, featuring uPVC double glazed windows to three sides, allowing for an abundance of natural light throughout the day. There are two sets of uPVC double glazed double doors—one opening out to the rear forecourt, patio, and gardens, and another leading to the side garden area, providing seamless indoor-outdoor living. The room is finished with varnished timber floorboards and features a panelled radiator, thermostatically controlled. An air conditioning unit, and a centre ceiling fan for year-round comfort. LED downlighting provides a modern touch, while a contemporary style wood burner stove, set on a slate hearth, serves as an attractive focal point.

## Sitting Room

10'10" x 11'8" (3.31m x 3.58m)

Featuring wood-effect flooring and a panelled radiator with thermostatic control, this cosy reception space includes a uPVC double glazed window to the front, providing natural light. A feature fireplace with a painted brick surround, slate hearth, and open fire inset serves as a charming focal point, adding warmth and character to the room.

## Second Sitting Room

14'2" x 11'10" off the reception room/bar room (4.34m x 3.61m off the reception room/bar room)

Entered via a uPVC front entrance door with an encapsulated stained glass motif set in a panelled window above, creating a charming and characterful entrance. A uPVC double glazed window to the front provides natural light, while a panelled radiator with thermostatic control ensures comfort. An under-stairs storage cupboard with French louvred doors offers practical storage.

Stairs rise to a half landing, which branches into two directions—one staircase leads to the rear landing, and the other continues to Bedrooms 1 and 2, providing a split-level layout that enhances the flow and flexibility of the upper floor.

## Front Bedroom One

12'0" x 11'3" (max) into recess (3.68m x 3.45m (max) into

Features include a panelled radiator with grills and thermostatic control for adjustable comfort. A door leads to a walk-in wardrobe/dressing room, which also benefits from a uPVC double glazed window to the front.

## Front Bedroom Two

12'1" x 11'6" (3.70m x 3.51m )

uPVC double glazed window to fore.

## Rear landing

Rear landing with panelled radiator with grills, thermostatically controlled. Access to loft space. Doors leading to Bedroom 3 & 4.

## Walk-in airing cupboard/Laundry Room

8'4" x 5'2" (2.56m x 1.59m)

## Front Bedroom Three

17'1" x 12'7" (max) (5.21m x 3.85m (max))

A spacious room featuring two uPVC double glazed windows to the side, allowing for ample natural light. Includes two panelled radiators with grills and thermostatic controls for individual climate management. Access to loft space is also available, offering potential for additional storage.

## Family Bathroom

11'5" x 8'5" (3.49m x 2.58m)

Featuring wood grain effect vinyl flooring, this bathroom offers a

classic yet practical design. The centerpiece is a roll-top bath on Queen Anne legs, fitted with a chrome mixer shower tap. There is a low-level WC and a pedestal wash hand basin with a tiled splashback for easy maintenance. A uPVC double glazed window to the side provides natural light and ventilation.

Additional amenities include a separate shower cubicle with a Myra Sport power shower, a wall-mounted chrome ladder towel radiator, and a further panel radiator with grills and thermostatic control for comfort. The room is well-lit with LED downlighting and benefits from an extractor fan to maintain fresh air.

## Master Bedroom Four

17'2" x 12'8" (5.25m x 3.88m)

Two-panelled radiators with grills, thermostatically controlled. A uPVC double-glazed window to the side provides ample natural light. The room also features a wall-mounted air conditioning unit for added comfort. uPVC double-glazed double doors lead out to a rear Juliet balcony with a galvanised balustrade, overlooking the extended gardens and grounds with views across Hugdon.

## En-suite

10'11" x 12'7" (max) (3.35m x 3.86m (max))

Roll-top bath with elegant Queen Anne legs, fitted with a chrome and brass mixer shower tap. The wash hand basin is set within a vanity unit featuring matte blue door fronts. A thermostatically controlled panelled radiator with grills ensures comfort. The bathroom also includes a close-coupled economy flush WC and a shower cubicle equipped with a Myra Sport power shower. Natural light streams in through uPVC double-glazed windows to the side and rear, offering views over the garden, grounds, and Hugdon. The floor is finished with wood grain effect vinyl flooring for durability and style.

Additional storage is provided by a built-in wardrobe and linen cupboard with double mirrored doors and storage cupboards above. LED downlighting illuminates the space, complemented by an extractor fan for ventilation.

## Externally

The property is accessed via double galvanised gates, opening onto a brick-paved parking and turning area to the side.

Additionally, there is a separate gravelled parking space, ideal for a caravan or camper van. The driveway continues to lead up to a detached, traditionally constructed cavity brick garage.

The property is heated by an oil-fired central heating system. At the front, a concrete pathway leads through a garden bordered by a traditional stone wall along the roadside. To the right-hand side, there is a tiered garden area—mostly laid to lawn—with the air conditioning and air source heat pump units positioned discreetly nearby.

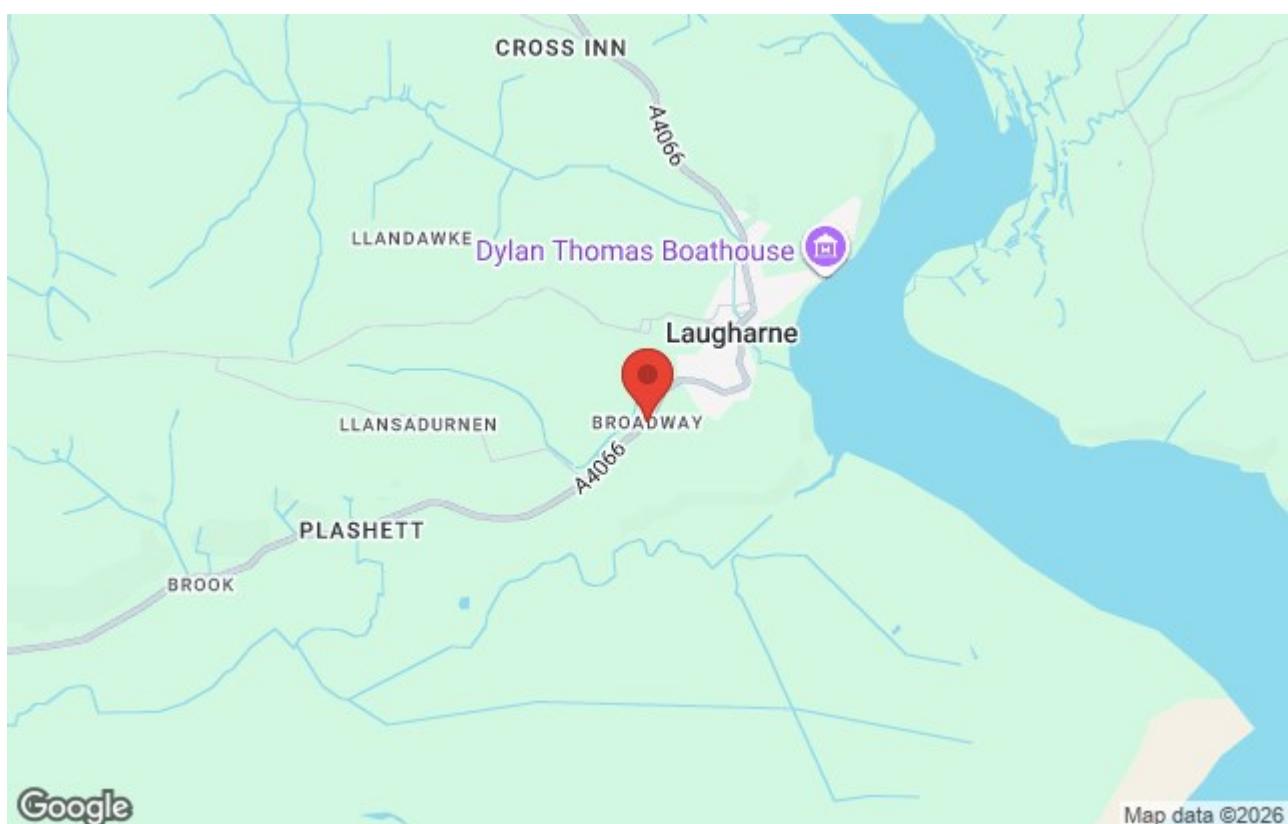
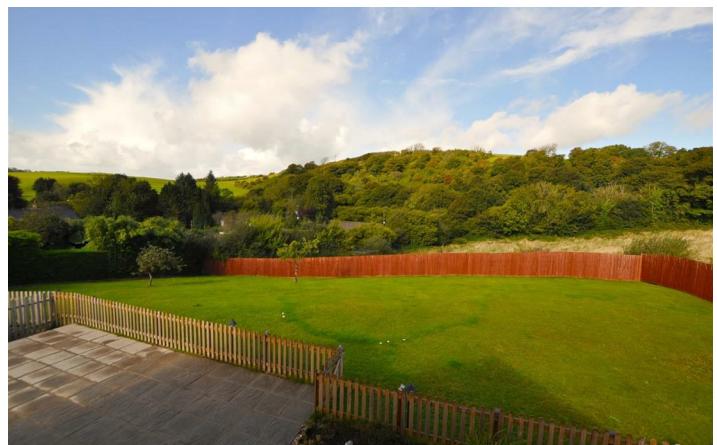
This significantly extended, detached, double-fronted house stands within approximately 0.9 acres, featuring large gardens and grounds, with additional land extending beyond the lawned areas.

## Garage

13'2" internally x 19'7" (4.02m internally x 5.97m)

The garage features a roller shutter door with space for four vehicles, alongside a uPVC pedestrian side entrance door. There are uPVC double-glazed windows to both the side and rear, allowing natural light inside. Power and lighting are also installed in the garage for convenience.





## Floor Plan

**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**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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| Energy Efficiency Rating                                   |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|--|---|-----------|
|  |  | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |  |   | 79        |
| (81-91) B  |  |   |           |
| (69-80) C  |  |   |           |
| (55-68) D  |  |   |           |
| (39-54) E  |  |   |           |
| (21-38) F  |  |   |           |
| (1-20) G   |  |   |           |
| Not energy efficient - higher running costs                |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  |  | EU Directive 2002/91/EC   |           |