Terry Thomas & Co
ESTATE AGENTS



7 Mill Park Caravan Site Grist Square

Laugharne, Carmarthen, SA33 4ST

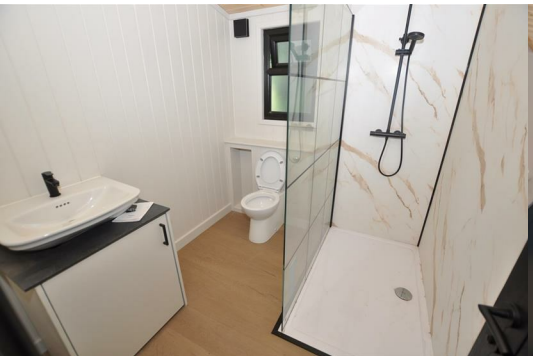
Offers in the region of £155,000

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Situated within the charming Township of Laugharne, Carmarthen, this delightful park home at Grist Square offers an excellent opportunity for those seeking a peaceful and low-maintenance lifestyle. The accommodation comprises a welcoming reception room, providing comfortable space for relaxing. The bedroom is well-proportioned, while the bathroom offers a spacious shower with modern fixtures.

The property also benefits from parking for one vehicle, adding to its convenience. Laugharne is renowned for its rich history, stunning estuary views, and welcoming community, with a range of local amenities and the beautiful Carmarthenshire coastline within easy reach.

Whether you are looking to downsize, enjoy a quieter pace of life, or purchase a charming park home offers an excellent opportunity in one of Carmarthenshire's most sought-after locations.







Specification 36" x 12'0" (10.97m x 3.66m)

Heavy-duty painted steel chassis. 50mm floor insulation with electric underfloor heating throughout. 4" x 2" treated timber frame construction with counter battens, foil insulation wrap, and 100mm Rockwool insulation within the wall cavities. Black uPVC double-glazed windows and external doors. Premium quality LVT (Luxury Vinyl Tile) flooring throughout. Solid oak veneered internal doors. Tongue and groove (T&G) pine vaulted ceilings. Black electric switches and sockets throughout. Fully electrically tested and certified. Treated larch external timber cladding finished with protective rye oil. Instantaneous electric hot water system providing hot water on demand.

Open plan Kitchen/Living Area

Modern fitted kitchen complete with an electric four-burner hob and built-in appliances. Bright and airy space

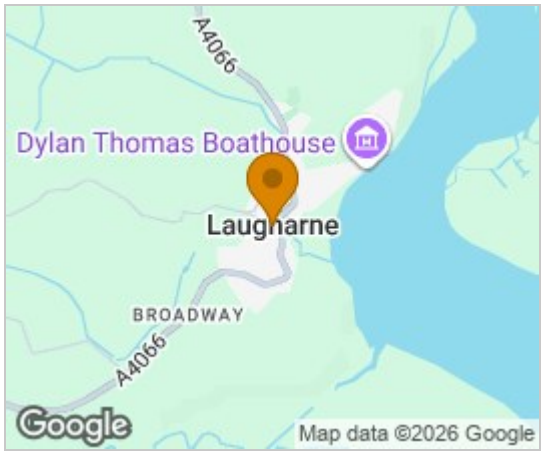
Bathroom

Spacious 1400mm x 900mm walk-in shower with PVC-clad shower enclosure and rainfall shower. Concealed built-in WC. Contemporary vanity unit with integrated wash hand basin.

Bedroom

Tongue and groove (T&G) pine vaulted ceilings.

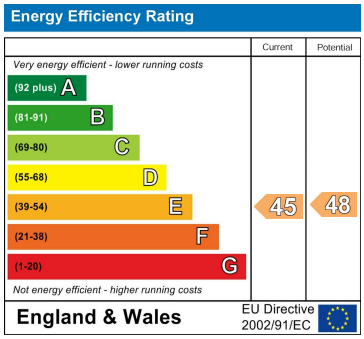
Area Map



Floor Plans



Energy Efficiency Graph



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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