

# Terry Thomas & Co

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ESTATE AGENTS



## Pembroke House 1 Wogan Street Laugharne, SA33 4SP

Located in the charming township of Laugharne, Carmarthen, this delightful terraced house on Wogan Street offers a wonderful combination of character and comfort—ideal for families or those seeking a spacious and welcoming home. The property features four generously sized bedrooms, providing plenty of space for rest and privacy. A well-placed family bathroom serves the household efficiently, while the thoughtfully arranged layout maximises natural light and creates an inviting atmosphere throughout the home. Set in a location steeped in history, Laugharne is celebrated for its stunning scenery and strong literary heritage, famously linked to poet Dylan Thomas. Residents will enjoy the peaceful surroundings and convenient access to local amenities, including shops, schools, and leisure facilities. The property also benefits from its close proximity to the breathtaking Pembrokeshire coastline, offering easy access to some of Wales' most beautiful beaches and coastal walks.

Offering the best of both worlds—a quiet lifestyle with a strong sense of community—this charming home presents an excellent opportunity for those looking to enjoy all that this unique and vibrant area has to offer. A viewing is highly recommended to fully appreciate what this property provides.

**Offers in the region of £325,000**

# Pembroke House 1 Wogan Street Laugharne, SA33 4SP



## Entrance and Hallway

A smart Slate Grey composite double-glazed front door opens into a welcoming hallway, featuring a wood grain effect floor and panel radiator with grills. A dog-leg staircase leads to the first floor, with doors providing access to both the sitting room and lounge. The hallway also benefits from a walk-through understairs coats cupboard, offering practical storage space.

## Lounge

4.11m x 3.59m

A bright and inviting space featuring a panel radiator with grills and a striking feature fireplace housing a wood-burning stove set on a slate hearth. The room is finished with attractive wood grain effect flooring and a uPVC double-glazed window to the front, allowing for plenty of natural light.

## Sitting Room

4.16m x 3.53m

A well-proportioned room featuring wood grain effect flooring and a charming feature fireplace with a painted slate surround and matching slate hearth. A uPVC double-glazed window to the front provides natural light, complemented by a panel radiator with grills. Additional character is added with a traditional dado rail and a ledge and brace door leading through to the L-shaped kitchen.

## Kitchen

3.46m x 2.26m extending to 3.46m x 1.96m

A spacious and well-equipped L-shaped kitchen featuring a range of fitted base and eye-level units with stylish jade-coloured door and drawer fronts, complemented by composite marble-effect work surfaces. The undermounted 1½ bowl stainless steel sink with a chrome mixer tap. uPVC double-glazed window overlooking the rear garden. Additional features include plumbing for a washing machine, space for a tumble dryer, a standard fridge, and an American-style fridge/freezer. The cooking area boasts a four-ring Hotpoint halogen hob with a stainless-steel backplate and chimney-style extractor above. Attractive brick-effect Marblex panel walling provides a practical and stylish finish between the units. There are three generous built-in larder cupboards for excellent storage, along with a panel radiator and wood grain effect flooring throughout. An open way leads through to the front hallway, with a door providing access to the mezzanine-level drawing room.

## Drawing room

10'9" x 14'7" (3.3m x 4.47m)

A practical and versatile space featuring slate grey

painted floorboards and a uPVC double-glazed window overlooking the rear garden. There are two uPVC double-glazed doors—one providing direct access to the rear garden, and the other opening out to the side courtyard, which in turn leads to the main thoroughfare. The room also includes a built-in storage cupboard with louvre doors, ideal for coats, boots, or household essentials.

## First Floor Landing

A half-galleried landing provides access to the upper floor, featuring a panel radiator with grills and access to the loft space above. The front landing leads to Bedroom 1, Bedroom 2, and the Home Office, offering a practical and well-connected layout.

## Bedroom 1

10'5" x 13'10" (3.2m x 4.22m)

A bright and comfortable room featuring a uPVC double-glazed window to the front and a panel radiator with grills, offering warmth and natural light.

## Home Office

9'3" x 4'1" (2.83m x 1.27m)

Panel radiator with grills. uPVC double glazed window to the front.

## Bedroom 2

13'10" x 9'11" narrowing to 7'6" (4.32m x 3.03m narrowing to 2.3m)

A spacious room featuring access to the loft space and a panel radiator with grills for added comfort. The room benefits from a built-in cupboard housing the unvented pressurised hot water cylinder, offering practical storage. A charming feature fireplace with a cast iron inset adds character and warmth to this inviting bedroom.

## Family Bathroom

This beautifully appointed bathroom features an elegant oval freestanding bath complemented by a sleek chrome infinity mixer tap. A close coupled WC with an economy flush system offers both style and water efficiency. The wash hand basin is thoughtfully integrated into a modern vanity unit with a high-gloss white door front for added storage and a clean aesthetic. A spacious open walk-in shower enclosure is fitted with a high-performance Mira power shower, perfect for a revitalising start to the day. The room is fully clad in Marblex panelling from floor to ceiling, giving a luxurious and low-maintenance finish. LED downlights provide crisp, energy-efficient lighting throughout. Additional features include a wall-mounted chrome towel ladder radiator and a uPVC double glazed window to the rear, offering both ventilation and natural light.

## Landing

Rear landing first floor level. Panel radiator with grills. Wood grain effect flooring

## Bedroom 3

8'6" x 8'1" (2.60m x 2.47m)

Complemented by wood grain effect flooring for a warm and contemporary look. Panel radiator with grills. uPVC double glazed window to the rear.

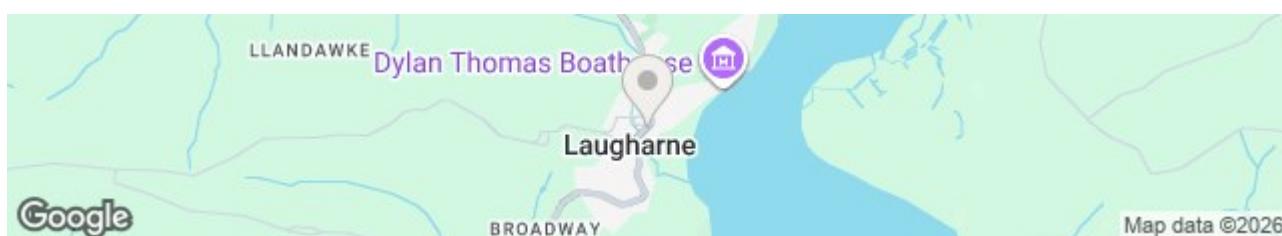
## Master Bedroom 4

3.94m x 3.67m

A spacious and well-lit double bedroom featuring wood grain effect flooring that adds warmth and character. Comfort is assured with a panel radiator with grills, while uPVC double glazed windows to both the front and rear provide excellent natural light and ventilation throughout the day.

## Garden

The rear garden begins with a spacious timber-decked patio area, perfect for outdoor dining and entertaining, bordered by raised shrubbery and set against the historic Castle walls—offering a unique and charming backdrop. Beyond this, a landscaped garden features a centrally positioned astro-turfed lawn, surrounded by well-laid pathways for easy access and low maintenance. The property benefits from a modern air source heat pump system, which efficiently powers the central heating and domestic hot water supply. Additionally, solar panels contribute to its energy efficiency, reducing running costs and environmental impact. Having undergone extensive refurbishment and upgrades in recent years, this home beautifully blends character features with modern design and energy-conscious living, delivering comfort, style, and sustainability in equal measure.





## Floor Plan



**Type:** House - Terraced

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains Electricity, Drainage, Water and air source heat pump system which supplies the Central heating system and heats the domestic water along with Solar paneling.

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

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