



## Sunny View The Lacques, Laugharne, SA33 4TN

Offers in Region of £314,950

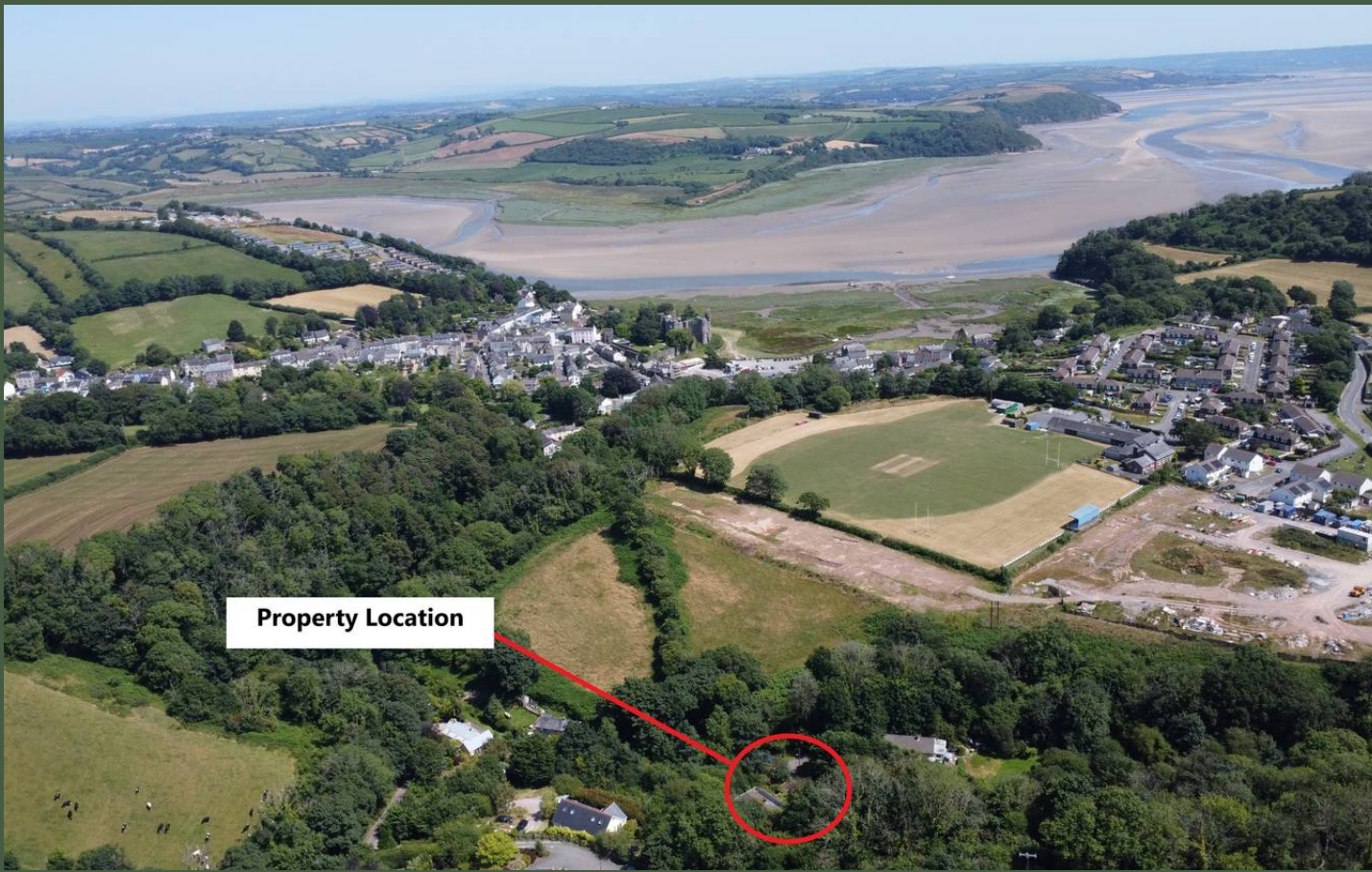
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Property Location

## Sunny View The Lacques

Laugharne, Carmarthen

A lovely quiet position, in amongst an area of greenery and mature trees, is where this lovely detached bungalow enjoys a tranquil setting, being at the far end of a no-through country road, only 0.4 of a mile / 9 minute walk from the centre of Laugharne and the river Taf estuary. The property has 3 bedrooms, a good size lounge/diner with fireplace, a good size kitchen, family bathroom and adjoining utility. Air source heating and solar panels have recently been installed, creating an efficient and future proof home. The outside space consist a sloping front garden with lawn, flower beds and ornamental trees, and a front/side large decked seating area. There is a single garage to the front, with electric car charger. Viewings are advised for buyers seeking a home close to the amenities of Laugharne, who wish to be in a peaceful secluded position.



### Situation

The property is situated just outside the centre of Laugharne, at the end of a small country road, surrounded by mature trees and greenery, offering a high degree of seclusion and tranquillity. Laugharne is a charming traditional town in the south-west of Carmarthenshire, renowned for its association with the poet Dylan Thomas. The town offers a good range of amenities, including public houses, a convenience store, cafés, and other local facilities. It is located on the River Taf estuary, where scenic walks, leisure boating, and other outdoor pursuits can be enjoyed. The area benefits from excellent road links via the A477, providing convenient access east to Carmarthen and the M4 corridor, or west into Pembrokeshire and the Pembrokeshire Coast National Park, renowned for its beautiful beaches, dramatic cliff-top walks, and stunning coastal scenery. The nearest beach from the property is found roughly 5 miles away at Pendine.

### Accommodation

Double glazed front door opens into:

#### Lounge/Diner

Two double glazed windows to front, fireplace housing a wood burning stove, recessed alcoves with storage and shelving, radiators, laminate wooden flooring, doorway leads through to:

#### Kitchen

Fitted range of wall and base storage units with worktops over, one and a half bowl single drainer ceramic sink, electric oven, 4 ring electric hob, extractor hood over, part tiled walls, external double glazed door to rear, radiator, doors open to:

#### Bedroom 3

Double glazed windows to side and rear, radiator.

#### Hallway

Tiled floor, radiator, built in cupboard with hot water cylinder. Doors open to:

#### Bedroom 2

Double glazed windows to side and rear, radiator.

#### Bedroom 1

Double glazed window to front, radiators, built in airing cupboard with radiator, built in wardrobe.

#### Bathroom

Comprising a bath with electric shower over, W.C, pedestal wash hand basin, part tiled walls, heated towel radiator, frosted double glazed window to rear.

### Adjoining Utility

Accessed by a double glazed external door, with plumbing for washing machine, space for tumble dryer, storage cupboards and worktop with single drainer sink.

### Externally

The property enjoys a securely fenced plot with gated pathway to the front rising up through the sloping front garden to the bungalow itself. To the side of the entrance gate there is a single garage with up and over door and electric car charging unit. The front garden is mainly laid to lawn with a level section at the bottom. There are colourful plants and flowers within beds and borders which follow the garden path up to a front veranda which leads along to the side of the bungalow and where the good sized level deck is found, which enjoys a bright sunny position with views down the garden and of the surrounding woodland. A pathway leads along the back and far side. Please note, there is a further section of garden to the side, which is owned by the Laugharne Corporation and allow the current owners to rent this extra garden space on a yearly basis for a nominal amount. We believe this arrangement can continue with a new owner, but advise it does not form part of the property.

### Directions

From the centre of Laugharne, turn onto the Grist, by the Fountain Inn public house and travel passed the Cross House Inn on your left, passing stone cottages and on to Water Street and then The Lacques. Follow this minor road for 0.2 miles until reaching a cottage and fork in the road, bear left here. The property is then found at the end of this no-through road, on the right hand side.

### Services

Heating: Air Source Heat Pump

Electric: Mains & Solar

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: C

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Reception**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 73%

Three Voice & Data – 53%

O2 Voice & Data – 63%

Vodafone Voice & Data – 70%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

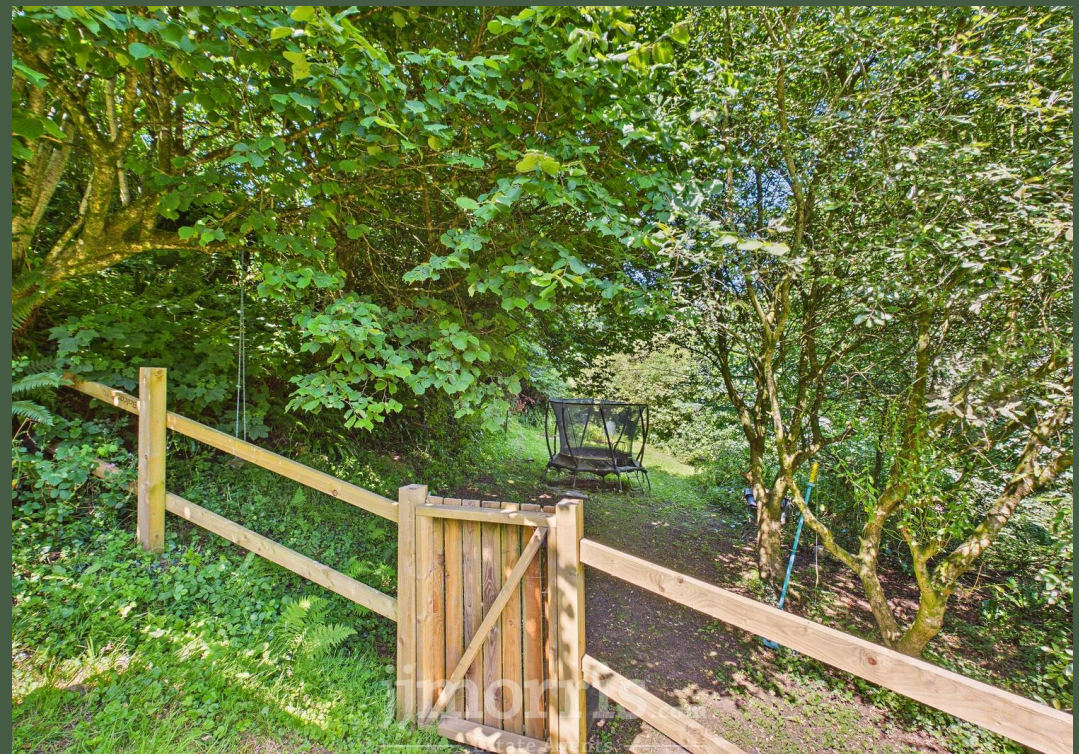












**Bathroom**  
7'6" x 5'10"  
2.29 x 1.79 m

**Utility Room**  
8'9" x 7'3"  
2.67 x 2.22 m

**Bedroom**  
6'1" x 12'2"  
1.86 x 3.73 m

**Kitchen**  
13'4" x 9'0"  
4.08 x 2.75 m

**Bedroom**  
9'1" x 8'11"  
2.78 x 2.73 m

**Hallway**

**Bedroom**  
13'7" x 10'7"  
4.14 x 3.23 m

**Lounge / Diner**  
17'8" x 11'8"  
5.41 x 3.56 m

**Garage**  
10'4" x 15'10"  
3.16 x 4.83 m

**Veranda**  
37'7" x 3'8"  
11.46 x 1.14 m

Floor 0 Building 1

Floor -1 Building 2



## JJ Morris Narberth

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