

Terry Thomas & Co

ESTATE AGENTS



Clear View, Cross Inn

Laugharne, SA33 4QR

Situated in the charming village of Cross Inn, Laugharne, this delightful detached house offers a perfect blend of comfort and space. With three well-appointed reception rooms, this property is ideal for both entertaining guests and enjoying quiet family evenings. The generous layout provides ample room for relaxation and socialising, making it a wonderful home for families or those who appreciate a bit of extra space.

The house boasts three spacious bedrooms, each designed to provide a peaceful retreat at the end of the day. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property features parking for up to four vehicles, a rare convenience that adds to the appeal of this lovely home. The surrounding area is known for its picturesque scenery and friendly community, making it an excellent choice for those seeking a tranquil lifestyle while still being within reach of local amenities.

This property in Cross Inn is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a beautiful home, this residence offers a unique opportunity to enjoy the best of Laugharne living.

Offers in the region of £379,500

Clear View Cross Inn

Laugharne, SA33 4QR



Externally

The property is approached via a tarmac driveway providing parking for approximately three to four vehicles, along with a masonry-built garage. A double-pillared gated entrance leads to a side paved forecourt and gated access to the rear garden.

Entrance Hall

Wood-grain-effect flooring, dog-leg staircase to first floor, under stairs storage cupboard, walk-in coats and boot room, and uPVC double-glazed front entrance door.

Cloakroom/WC

Fitted with wash hand basin in vanity unit, close-coupled WC, extractor fan, radiator, and wood grain-effect flooring.

Kitchen/Dining room

12'5" x 16'9" (3.81m x 5.13m)
Fitted with a modern range of base and eye-level units with light grey door fronts and marble/Corian-effect work surfaces incorporating a stainless steel sink. Appliances include a five-ring LPG gas hob with stainless steel extractor, double oven and grill, 'Lamona' microwave, integrated dishwasher, and integrated fridge freezer. Central island unit with breakfast bar. Wood grain-effect ceramic tiled flooring, LED down lighting, uPVC double-glazed windows to front and rear, and radiator.

Utility room

6'6" x 4'10" (1.99m x 1.49m)
Plumbing for washing machine and space for tumble dryer. Matching work surfaces and flooring. Worcester LPG combination boiler supplying central heating and hot water.

Dining Room

13'6" x 16'10" (4.12m x 5.15m)
Dual-aspect room with uPVC double-glazed

windows to front and side. Wood grain-effect flooring, radiator, and bi-fold doors leading to the lounge.

Lounge

15'1" x 13'8" (4.62m x 4.19m)
Spacious reception room with wood grain-effect flooring, LED down lighting, radiator, uPVC double-glazed windows, and double doors opening onto the rear garden.

Conservatory

12'0" x 9'0" (3.67m x 2.75m)
uPVC double-glazed windows to three sides with slate grey external finish and white interior. Vaulted ceiling, wood grain-effect laminate flooring, radiator, and power supply.

Half galleried landing

Part-galleried landing with uPVC double-glazed window, radiator, and loft access with pull-down ladder.

Bedroom 1

12'7" x 16'10" (3.84m x 5.15m)
Double room with front-facing uPVC double-glazed window, LED downlighting, radiator, and wood grain-effect flooring.

Front Bedroom 2

13'5" x 13'5" (4.11m x 4.10m)
Front-facing room with woodgrain-effect flooring, LED downlighting, radiator, and walk-in wardrobe/storage cupboard.

Inner landing area

Having doors to master bedroom and family bathroom

Family bathroom

7'9" x 6'6" (2.37m x 2.00m)
Three-piece suite comprising panel bath with Triton

shower (rainfall and handheld), wash hand basin in vanity unit, close-coupled WC, chrome towel radiator, floor-to-ceiling tiling, extractor fan, and uPVC double-glazed window.

Bedroom 3

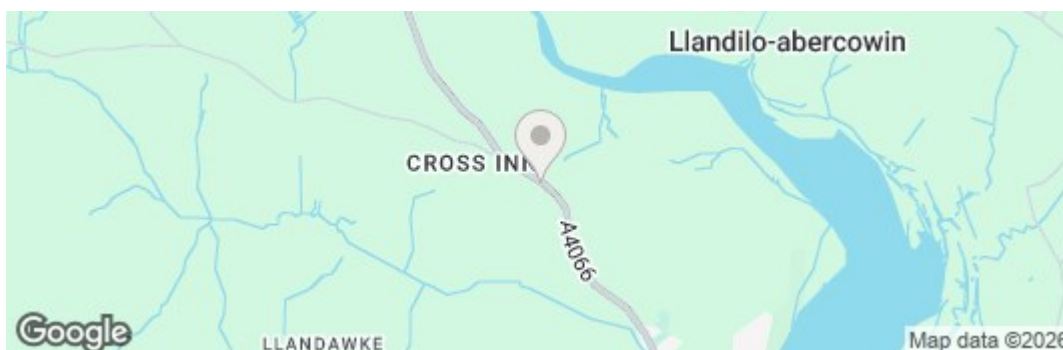
13'8" x 15'1" (4.18m x 4.61m)
Double aspect room with uPVC double-glazed windows to side and rear, enjoying countryside views. Built-in sliding wardrobes, radiator, and wood grain-effect flooring.

En-suite

Low-threshold walk-in shower with rainfall and handheld fittings, wash hand basin in vanity unit, close-coupled WC, chrome ladder towel radiator, fully tiled walls, extractor fan, and ceramic tiled flooring.

Externally

Landscaped garden with paved patio area and pergola-covered seating area with timber decking. Enclosed by feather-edge fencing to the sides and rear. External water and drainage connections, LPG gas supply. Masonry-built garage.







Floor Plan

Type: House - Detached
Tenure: Freehold
Council Tax Band: E

Services: Mains water, electricity and drainage.
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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

