

Terry Thomas & Co

ESTATE AGENTS



Old Coach House Llandawke

, Laugharne, SA33 4RD

Located in the sought-after village of Llandawke, near Laugharne, this impressive home offers exceptional space, a rural outlook and a superb setting for family life. The property features five generously proportioned bedrooms, providing ample accommodation for growing families or those requiring flexible space for home working or guests. At the heart of the home are two substantial reception rooms, offering excellent versatility for both formal entertaining and everyday living.

Externally, the property benefits from extensive parking for up to six vehicles — a rare advantage that enhances both convenience and functionality. Set within a peaceful rural setting, Llandawke is renowned for its scenic countryside, historic character and strong sense of community. With beautiful surrounding landscapes and local amenities close by in Laugharne, this location offers an enviable balance of space, tranquility and accessibility.

This is an outstanding opportunity to acquire a substantial home in a desirable rural location, offering space and outlook.

Offers in the region of £535,000

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Overview

Very attractive, completely and sympathetically refurbished Dutch country-style residence. Charm and character features blended with modern design. Spacious and versatile family accommodation. Rural outlook with countryside views

Entrance

16'9" x 9'6" (5.13m x 2.92m)
Enclosed entrance porch with ceramic tiled floor. Impressive hallway with Victorian-style roll-top radiator. Generous under stairs storage

Kitchen

15'1" x 11'8" (4.60m x 3.56m)
Stylish, well-appointed kitchen featuring modern light grey base and eye-level units with slate-effect work surfaces and matching splash back, incorporating a Blanco sink with mixer tap, twin Bosch eye-level ovens and grill, five-ring halogen hob with Faber extractor, integrated dishwasher, LED down lighting, quarry tiled flooring, and a window enjoying views over the garden and surrounding countryside.

Open Plan Drawing/Dining Room

6.70m x 5.10m plus recesses
A characterful reception space showcasing a feature inglenook-style fireplace with 6kW wood burner, exposed painted beam ceiling, elegant roll-top Victorian-style radiators, and a large picture window enjoying attractive rural views.

Sun Lounge / Conservatory

17'11" x 7'3" (5.47m x 2.21m)
A bright and inviting sun lounge/conservatory, uPVC double glazed to three sides with a vaulted roof, featuring French doors opening onto the garden and complemented by a contemporary wall-mounted radiator.

Lounge

15'9" x 15'9" (4.82 x 4.82m)
An impressive square-shaped front lounge combining warmth and character, featuring stylish slate tiled flooring, a striking limestone fireplace with inset wood burner as a focal point, and an eye-catching feature radiator, creating a cosy yet contemporary living space.

Utility / Boot Room

11'3" x 7'10" (3.44m x 2.40m)
A well-appointed and practical utility space fitted with units and granite-effect worktops, incorporating a 1½ bowl sink and plumbing for a washing machine, while housing the Worcester Bosch oil-fired boiler. With convenient external access, this room perfectly combines functionality with everyday convenience.

Ground Floor Shower Room

A stylish and convenient ground floor shower room comprising a double shower enclosure, WC and wash hand basin, enhanced by modern LED lighting for a bright and contemporary finish.

First Floor

Galleried landing with loft access. uPVC double glazed window to the side.

Master Bedroom

16'3" x 16'3" (4.96m x 4.96m)
Double glazed window to the fore. Wall mounted contemporary style radiator, which is thermostatically controlled, and then we have fitted bedroom units comprising of four doubles and two single wardrobe units.

Bedroom 2

12'9" x 6'2" (3.9 x 1.90m)
Also duals as a home office. Double glazed windows. A contemporary wall mounted radiator, which is thermostatically controlled.

Rear Hallway

Doors leading off to bedroom 3, 4 and 5.

Bedroom 3

10'7" x 13'4" (3.24m x 4.08m)
uPVC double glazing window to the side. Built in double wardrobe with storage cupboard over. Access to loft space. Panel radiator with grills, thermostatically controlled.

Bedroom 4

10'7" x 13'0" (3.23m x 3.97m)
uPVC Double glazed window to the side. Built in double wardrobe with storage cupboard over. Access to the loft space. Panel radiator with grills, thermostatically controlled.

Bedroom 5

15'2" x 11'10" (4.64m x 3.62m)
uPVC double glazed window to the rear with great views over farmland out to the Preselli Hills. Access to the loft space. Panel radiator with grills, thermostatically controlled.

Family Bathroom

16'7" x 14'5" (5.08m x 4.40m)
A luxurious and contemporary family bathroom fitted with a modern suite comprising a freestanding oval bath with chrome mixer shower, and a low-threshold walk-in shower featuring rainfall and body wash fittings. The room also includes a WC and vanity unit with composite granite-effect work surface and storage above and below. Finished with oak-effect ceramic tiled flooring, part floor-to-ceiling tiling, a stylish slate-grey radiator, electric ladder towel rail, built-in airing cupboard, LED down lighting, and a side-facing uPVC double-glazed window.

Garage

7.42m x 6.41m
Substantial masonry-built detached garage. Electric remote roller shutter door to the fore. Power and LED lighting. Built in additional store cupboard. Internal staircase to first floor

First floor Loft Room

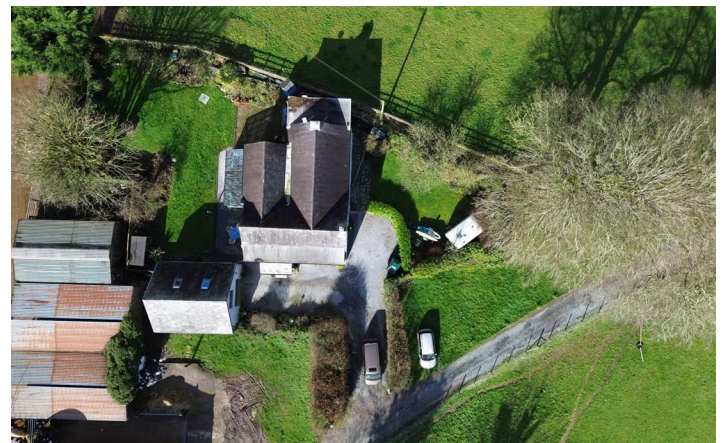
24'2" x 14'3" (7.37m x 4.35m)
Previously used as home office. Velux windows. Power and lighting. Versatile additional space

External

The gardens and grounds feature an extensive range of mature shrubbery and established foliage, wrapping around the property with additional enclosed side garden areas, and enjoying the added benefit of adjoining open countryside to the rear.







Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains Electricity, Drainage, Water and Oil

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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