

# Terry Thomas & Co

ESTATE AGENTS



## Milk Wood Cottage, 2 Newbridge Road Laugharne, SA33 4SH

Situated in the heart of the picturesque township of Laugharne, this well-presented mid-terrace home offers an excellent opportunity for first-time buyers, families, or those seeking a property in one of Carmarthenshire's most sought-after locations. Combining comfortable living accommodation with a convenient setting, the property is within easy reach of local amenities, schools, independent shops, and the stunning estuary walks that make Laugharne so popular. The accommodation is arranged around a welcoming reception room, providing a comfortable space for everyday living and entertaining, while the home also benefits from a practical layout that suits modern family life. There are three well-proportioned bedrooms, offering flexible accommodation for growing families, guests, or those requiring a home office, together with a conveniently positioned family bathroom.

Outside, the property enjoys the charm and character synonymous with this historic township, renowned for its association with the celebrated poet Dylan Thomas and its beautiful coastal surroundings, offering an attractive combination of village lifestyle and everyday convenience.

**Offers in the region of £265,000**

# Milk Wood Cottage 2 Newbridge Road Laugharne, SA33 4SH



## Entrance

An attractive double-fronted cottage having feature exposed pointed stone facade. A composite double-glazed entrance door opens into the entrance hall, which is fitted with a slate-effect vinyl tile floor and provides access to the principal reception room through a multi-glazed internal door.

## Lounge / Sitting Room

7.05m x 3.68m (maximum)

A spacious open-plan reception room with two uPVC double-glazed windows to the front elevation, both featuring oak window sills. The room benefits from a slate-effect ceramic tiled floor throughout, white painted exposed beam ceiling with recessed LED lighting, two panelled thermostatically controlled radiators and a staircase leading to the first floor. A feature fireplace with pointed stone surround, oak mantel and slate hearth houses a wood-burning stove, creating an attractive focal point to the room. A doorway leads through to the kitchen/dining room.

## Kitchen / Dining Room

5.62m x 2.95m

Fitted with a range of beech-effect base and wall units complemented by granite-effect work surfaces incorporating a stainless-steel sink unit. Panelled radiator thermostatically controlled. Integrated appliances include a Neff four-ring halogen hob with pull-out extractor hood together with a fan-assisted oven and grill. There is plumbing for a washing machine, space for a tumble dryer and a built-in larder cupboard housing the electric boiler serving the central

heating and domestic hot water system. The room is finished with quarry tiled flooring, exposed painted beam ceiling with recessed lighting, tiled splashbacks, two double-glazed windows overlooking the rear garden and a composite double-glazed door providing external access.

## First Floor Landing

The landing provides access to all bedrooms and the family bathroom and benefits from LED downlighting, access to the loft space and a built-in airing cupboard housing the pressurised hot water cylinder.

## Bedroom One

2.49m plus wardrobe recess x 3.62m

A front-facing double bedroom with a uPVC double-glazed window, built-in double wardrobe with mirrored sliding doors, exposed stained and varnished timber floorboards, LED downlighting and a thermostatically controlled radiator.

## Bedroom Two

3.97m x 2.64m

A well-proportioned front-facing bedroom with uPVC double-glazed window, exposed stained and varnished timber floorboards, LED downlighting and a thermostatically controlled radiator.

## Bedroom Three

2.58m x 2.91m

A rear-facing bedroom with double-glazed window overlooking the garden, built-in wardrobe, exposed stained and varnished timber floorboards, LED downlighting and a thermostatically controlled radiator.

## Family Bathroom

2.92m x 1.87m

Appointed with a low-threshold corner shower enclosure fitted with a chrome mixer shower, panelled bath with chrome mixer taps, pedestal wash hand basin and close-coupled WC. The room features floor-to-ceiling tiled walls with decorative border, chrome heated towel rail, extractor fan, LED downlighting and a double-glazed window to the rear elevation.

## Outside

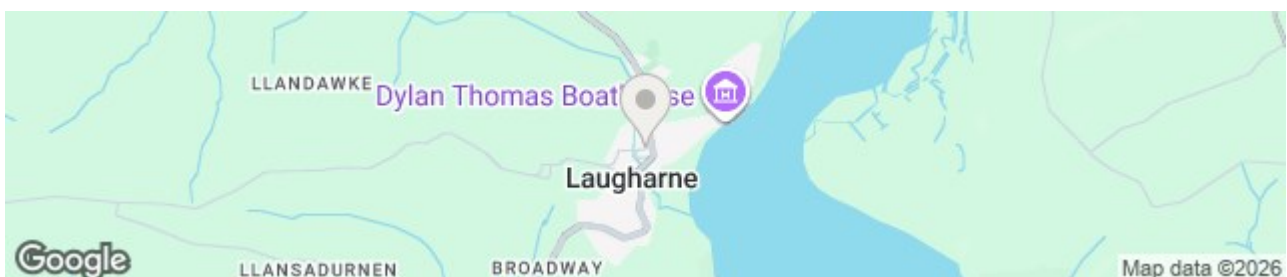
To the rear of the property is a landscaped tiered garden accessed via a concrete pathway and dog-leg steps. The garden incorporates a generous patio and seating area finished with decorative cockle shells, established shrubs and planting, together with a further tiered garden and additional paved patio area. A timber garden shed provides useful external storage.

## Services

The property benefits from mains electricity, water and drainage together with an electric central heating system and pressurised hot water cylinder.

## Location

Milkwood Cottage is situated within the historic township of Laugharne, renowned for its association with the poet Dylan Thomas. The town offers attractive coastal walks, the ruins of its thirteenth-century castle and an excellent selection of cafés, restaurants and gastro pubs, making it one of Carmarthenshire's most desirable locations.





# Floor Plan

**Type:** House - Mid Terrace

**Tenure:** Freehold

**Council Tax Band:**

**Services:** Mains Electricity, Water and Drainage together with an electric central heating system and pressurised hot water cylinder.

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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