

*Lifestyle Property In The Township of Laugharne. Views of Castle and Sea, walking distance of Center. Modern living at its best. Solar Feed Back tariff.*



**New Home at, Stoneway Road, Laugharne, Carmarthenshire. SA33 4SU.**

**£595,000**

**R/4157/NT**

A Rare opportunity to acquire a new modern build property within the Township of Laugharne. Open plan living kitchen and sitting area with balcony off to enjoy the views. Low maintenance patio areas are also done to enjoy views of Laugharne. Solar panels are fitted to the property with battery back up and feed back tariff to the grid giving an income on the excess electric generated. Famed for its Dylan Thomas Poet connections, the property is one of only three to be built. Standing above the center with views of the castle and estuary but a short walk from the center. Shops, eateries and school and a short walk to the castle, boat house and the car park fronting onto the estuary.

The property is a new build and done to an excellent standard. The open plan living, kitchen and dining area with balcony to enjoy the views. Solar panels with feed back tariff to the grid and large ground parking area. 3 Bedrooms and 2 bathrooms with light and roomy well presented accommodation. Low maintenance patio areas to enjoy the views overlooking the Township



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Agents Comments

A rare opportunity within the Township of Laugharne famed for its Dylan Thomas poet connections. The property one of only 3 to be built is nestling on the side of a hill on the edge of the town having some superb views of the castle, estuary and the Township itself with the center being a short walk away. Built to an excellent standard with a grand open plan living/kitchen and dining area with sliding doors out to the balcony area with superb views overlooking Laugharne. Fitted appliances to kitchen and solar panels with battery back up and feed back tariff to the grid. Large garage for off road parking.

Laugharne has excellent eateries, castle, day to day shopping facilities, school etc. Situated on the border of Carmarthenshire and Pembrokeshire. 5 miles to the A40 dual carriageway in St. Clears which connects to the M4 ( 28 Miles). 5 Miles to Pendine with its large beach famed for its various land speed record attempts and museum of speed. Other popular destinations are close by which include Saundersfoot 15 miles and Tenby 20 miles approx.

## Garage

5m x 7m (16' 5" x 23' 0")

A large area for off road parking. Could be changed for a games or gym room (STP & BRegulations). Door to

## Hallway

Staircase, store cupboard and doors to

## Bathroom

1.9m x 1.9m (6' 3" x 6' 3")

Bath, wc and wash hand basin.

## Bedroom

3.3m x 3.03m (10' 10" x 9' 11")

Double Glazed window to front and radiator.

## Bedroom

3.2m x 3.1m (10' 6" x 10' 2")

Double Glazed window to rear. Radiator.

## Open Plan Kitchen/ Dining & Sitting Area

5m x 7.5m (16' 5" x 24' 7")

Range of base units with worktops over and matching wall units with grey faced finish. Sink unit with single drainer, electric oven and hob with extractor fan over. Fitted fridge/ freezer and dish washer. Radiator. French Doors to rear out to patio area and sliding doors to front opening out to Balcony area.



## Balcony

5.3m x 1.3m (17' 5" x 4' 3")

Glass fronted and partly covered with Superb views enjoyed over Laugharne looking at the Castle and estuary views.



### **Landing**

Doors to

### **Bedroom**

5.3m x 2.8m (17' 5" x 9' 2")

L shaped window to front and side to fully enjoy the views over Laugharne. Window to rear. Radiator.

### **En Suite**

1.9m x 2.6m (6' 3" x 8' 6")

Shower cubicle, wc, wash hand basin, radiator and window to rear.

### **Please Note**

Some of the photos are of the property adjoining which is very similar. There is Japanese Knotweed in the rear of the properties. There is an eradication program in place we are informed by the seller.

### **Cloakroom**

Plumbing for washing machine, wc and wash hand basin.

### **Tenure**

We are informed the property is freehold.

### **Council Tax**

TBC

### **Services**

Mains water, drains and electric. Solar panels to roof with battery back up and feed back tariff to national grid.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required



## Directions

From Carmarthen travel west to St. Clears on the A 40. At St. Clears turn left and sweep around the bend and at the T junction turn right for Laugharne/ Pendine A4066 into Laugharne. At the square turn right and carry on for 50 yards and turn left by the pub carry on up the hill and after a short distance on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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