



30 Cleave Cottage, Gosport Street, Laugharne, Carmarthenshire SA33 4TA

£900 To Let

Property Features

- TO LET / I'W OSOD
- 2-bedroom detached cottage
- Private driveway parking for two vehicles
- Well-presented throughout
- Sunny south facing rear garden
- Edge of popular estuary town
- Walking distance to centre of Laugharne
- STRICTLY NO SMOKING
- ONE PET MAY BE CONSIDERED

Property Summary

Rees Richards & Partners are delighted to offer this well presented, two bedroom character cottage in the sought after town of Laugharne. The property benefits from an entrance hall/seating area, open plan kitchen/dining room, utility room and living room. There are 2 bedrooms and a bathroom on the first floor. There is a well maintained garden to the rear and a private car park to the side for several vehicles.

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Full Details

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Accommodation

Ground Floor

Living Room

4.08m x 3.03m (13' 5" x 9' 11")
Dual aspect. Laminate flooring.

Kitchen - diner

5.43m x 4.02m (17' 10" x 13' 2")
Base and wall units. Integrated electric cooker and oven.
Stainless steel sink.

Utility Room

2.42m x 2.88m (7' 11" x 9' 5")
Base unit with stainless steel sink. Boiler. Plumbing for washing machine and tumble dryer.

Rear Hall / Boot Room

3.48m x 2.86m (11' 5" x 9' 5")

First Floor

Bedroom 1

4.28m x 4.08m (14' 1" x 13' 5")
Dual aspect. Carpet flooring.

Bedroom 2

3.090m x 4.17m (10' 2" x 13' 8")
Dual aspect. Carpet flooring.





Family Bathroom

2.55m x 2.29m (8' 4" x 7' 6")

Bath tub with shower over. WC. Wash hand basin. Towel rail.

Externally

Front lawn garden with side driveway parking for several vehicles and well-maintained sunny south facing enclosed rear garden laid to lawn and seating areas.

Further Information

Availability

Available immediately. Strictly no smoking. One pet may be considered.

Services

We understand that the property benefits from mains water, mains electricity, mains drainage and oil fired central heating.

Council Tax Band

Band E: approx. £2,332.81 per annum.

Energy Performance Certificate

EPC Rating E.

Tenancy Details

Rent - £900 pcm

Deposit - £1,000

Viewing

By appointment with the managing agents, Rees Richards & Partners. Please contact.

Carys Morgan at Carmarthen Office on 01267 612021 or carys@reesrichards.co.uk





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		