



## 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](mailto:carys@reesrichards.co.uk)







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