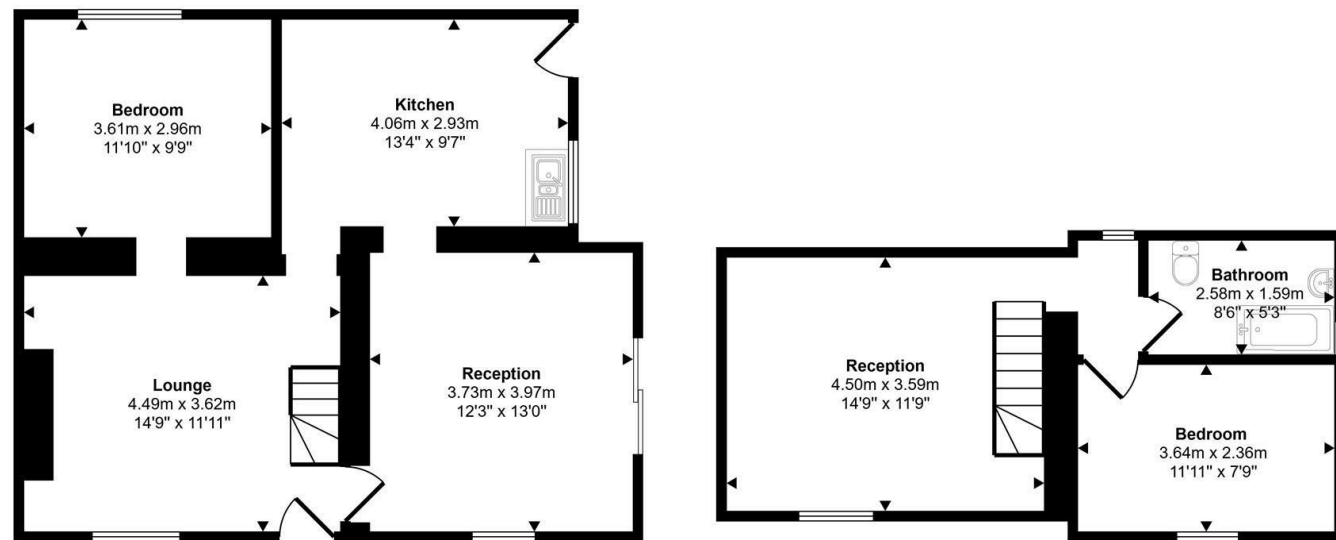


Approx Gross Internal Area
92 sq m / 993 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: TBC

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProPs

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/JTP/04/26 OK REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

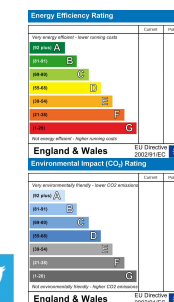
TELEPHONE: 01267 236655



2 Broadway Lodge Broadway, Laugharne, Carmarthenshire, SA33 4NT

- SEMI-DETACHED HOUSE
- PROJECT PROPERTY
- ON THE STREET PARKING
- TIERED GARDEN
- HEATING-GAS
- COUNTRYSIDE VIEWS
- SEPERATE PLOT WITH GARAGE
- SITUATED JUST OUTSIDE THE COASTAL VILLAGE OF LAUGHARNE
- GOOD LINKS TO PEMBROKESHIRE AND CARMARTHEN
- EPC-TBC

£180,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

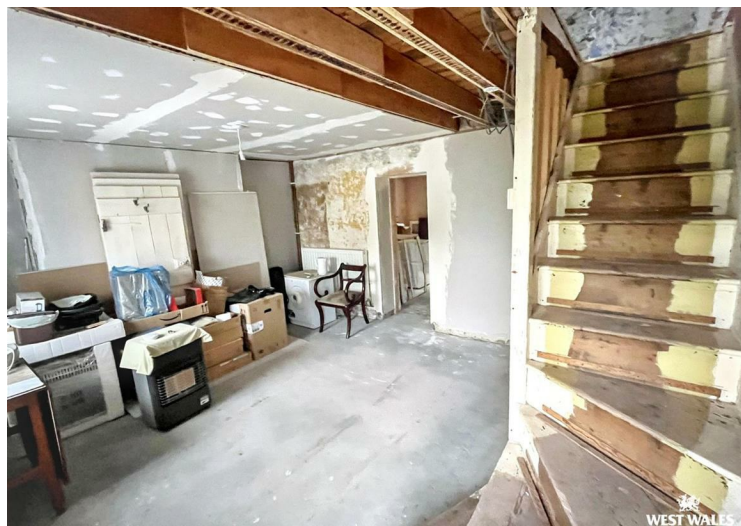


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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The Agent that goes the Extra Mile



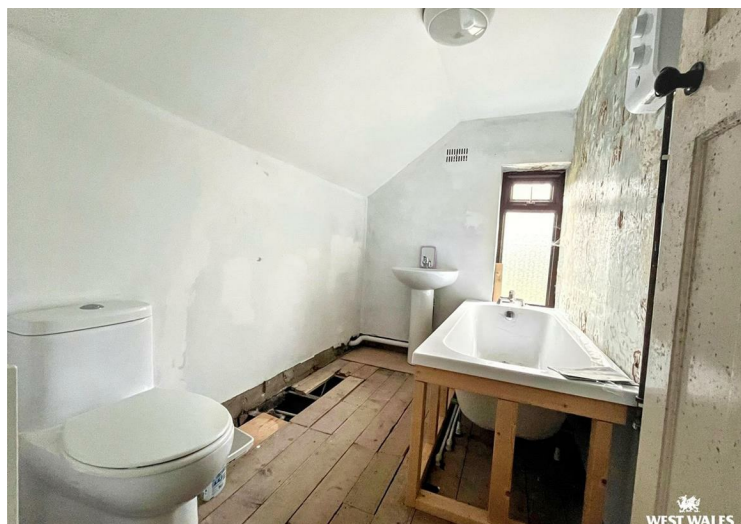
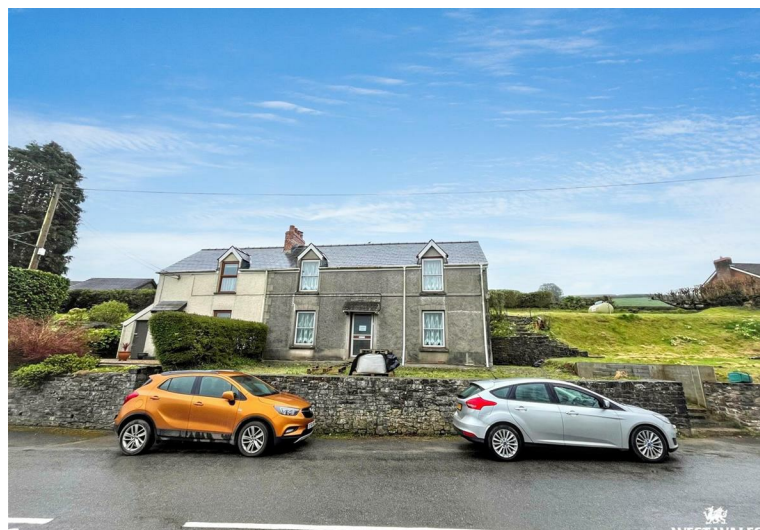
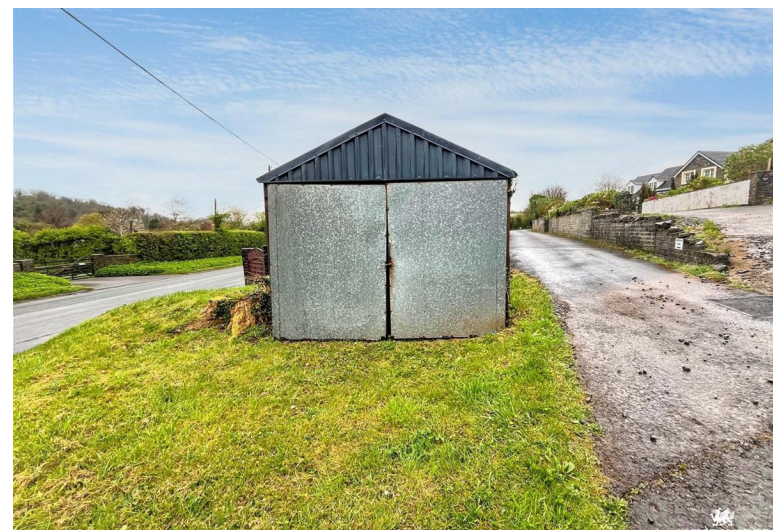
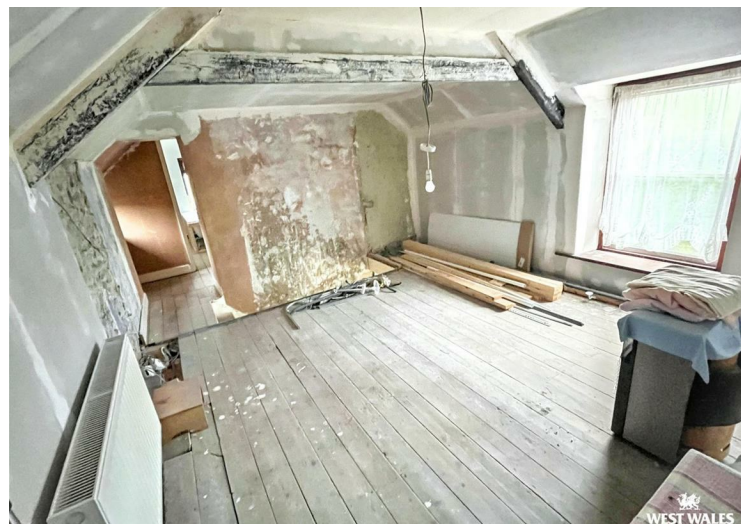
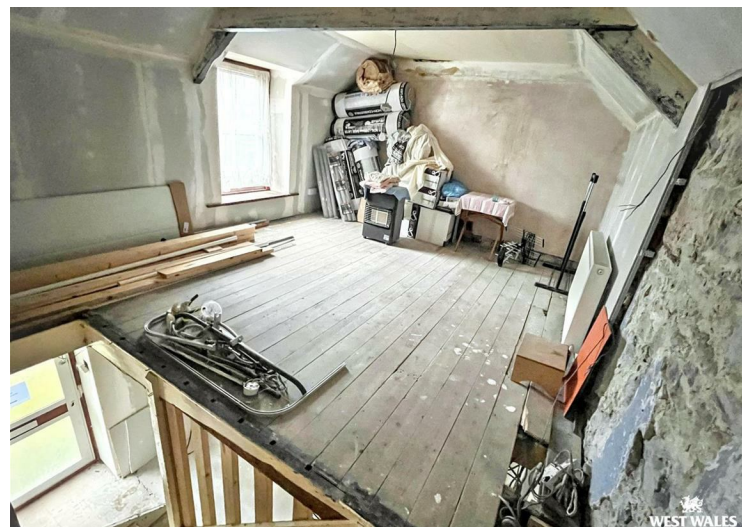


Situated just outside the ever-popular coastal town of Laugharne, this attractive traditional semi-detached property presents an exciting opportunity for buyers seeking a project in a truly desirable setting. Enjoying lovely countryside views and positioned within easy reach of both Carmarthen and Pembrokeshire, the location offers the perfect balance of coastal living and everyday convenience.

The property itself is brimming with character and potential, making it an ideal canvas for modernisation and personalisation. Whether you're looking to create a charming family home, a coastal retreat, or an investment, the possibilities here are plentiful. The tiered garden adds further appeal, providing an inviting outdoor space with scope for enhancement and a wonderful spot to take in the surrounding scenery.

Additional benefits include on-street parking and a separate plot of land which features a garage, offering valuable extra space for storage or practical use.

Properties in this location with such potential are rarely available, making this a fantastic opportunity not to be missed.



DIRECTIONS

Starting at Dark Gate in Carmarthen, continue onto Lammas Street for about 0.2 miles. Turn left onto Morfa Lane (B4312) and follow it for another 0.2 miles. At the roundabout, take the second exit onto the A4242, then at the next roundabout take the second exit onto the A40. Continue along the A40 for approximately 8.4 miles, then take the exit onto the A4066 towards Pendine, Laugharne, and St Clears. Once you pass the Camping and Caravan park the property would be on the right. What3Words: toolkit.lecturing.spilling

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.