

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. Property has private drainage  
TAX: Band Main House G/ Cottage NA Business Rated  
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We would respectfully ask you to call our office before you view this property internally or externally

EJL/AMR/09/21/OK EJL

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.

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

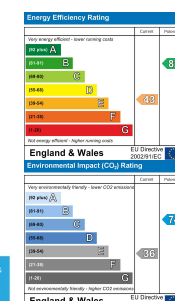


## King Gaddle House Broadway, Laugharne, Carmarthenshire, SA33 4RP

- **\*\*NO ONWARD CHAIN\*\***
- **ADDITIONAL ONE BEDROOM COTTAGE**
- **UNDER FLOOR HEATING IN MAIN HOUSE**
- **STONE OUTBUILDINGS**
- **INCOME POTENTIAL**
- **4 BED DETACHED FORMER FARMHOUSE**
- **APPROXIMATELY 0.8 ACRES**
- **AMPLE PARKING AND TWO GARAGES**
- **DESIRABLE RURAL LOCATION**
- **EPC RATINGS E & F**

Offers In Excess Of £750,000

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**The Agent that goes the Extra Mile**





An immaculately presented four-bedroom former farmhouse circa 1800 with an additional self-contained one-bedroom cottage, which is currently being used as a holiday let. Set in 0.8 acres, and with several stone outbuildings, this delightful property would make the perfect countryside residence.

The well-appointed property benefits from a new boiler fitted in August 2020 with complete underfloor system overhaul, and new windows fitted to the front of the house in October 2021. The accommodation briefly comprises: Entrance Hall, Lounge with multi-fuel burner, a 37' long bespoke/handmade Kitchen/Dining Room with a striking vaulted ceiling and inglenook fireplace with wood burner, a Boot Room, a second Reception Room currently being used as a Games Room, a Utility Room and Wet Room on the ground floor. Stairs lead up to the first floor to a Family Shower Room and two Double Bedrooms, one of which is a Master Suite with a sitting area, a walk-in wardrobe, and an en-suite bathroom with a luxurious roll-top bath. The second Bedroom sits across the landing and boasts a sizable storage room to one side. The stairs continue to the second floor with a further two double Bedrooms one of which is en-suite.

The cottage is open plan in design with the Living, Kitchen, and Dining Areas on the ground floor. A beautiful stone-feature fireplace with wood burning stove stretches all the way up to the striking vaulted ceiling. Stairs lead up to a Galleried Bedroom with an En-Suite Bathroom on the mezzanine floor. The cottage also benefits from a new boiler fitted in August 2020. Externally there is parking and a private, secluded garden and patio.

The house sits within 0.8 acres of land, and is nestled into the Carmarthenshire countryside. The gardens have been extensively landscaped and there is also a very productive vegetable and fruit garden, with a greenhouse and a former Barn that is currently being utilised as a garage and workshop dou



#### LOCATION

#### WE SAY...

#### THE OWNERS SAY...

#### COME ON IN...

#### STEP OUTSIDE...

#### KING GADDLE HOUSE

#### Entrance Hall

#### Lounge

176" x 157" (5.356 x 4.770)

#### Games Room

162" max x 15'5" approx (4.950 max x 4.703 approx)

#### Kitchen Dining Room

371" approx x 12'5" approx (11.321 approx x 3.785 approx)

#### Boot Room

8'5 x 5'9 (2.57m x 1.75m)

#### Utility Room

11'4" max x 6'9" max (3.476 max x 2.078 max)

#### Wet Room/Cloak Room

7'11" max x 7'11" max (2.437 max x 2.430 max)

#### First Floor Landing

#### Master Bedroom

15'11" max x 12'7" max (4.855 max x 3.836 max)

#### En-suite Bathroom

11'3" max x 8'2" max (3.450 max x 2.513 max)

#### Walk-In Wardrobe

#### Shower Room

11'6" max x 5'4" max (3.513 max x 1.642 max)

#### Bedroom

16'2" max x 15'11" max (4.938 max x 4.865 max)

#### Second Floor Landing

#### Bedroom

15'8" max x 12'9" max (4.80 max x 3.891 max)

#### En-suite Bathroom

10'9" max x 8'1" max (3.302 max x 2.473 max)

#### Bedroom

13'3" max x 12'5" max (4.041 max x 3.785 max)

#### COTTAGE

#### Lounge/Diner/Kitchen

18'3" max x 16'5" max (5.569 max x 5.011 max)

#### Bedroom

22'5" max x 16'8" max (6.838 max x 5.083 max)

#### En-suite Bathroom

7'9" max x 5'7" max (2.384 max x 1.717 max)

#### Former Barn (Incorporating Double Garage with Work

35'9" x 16'7" (10.913 x 5.066)

#### Former Well House

#### Former Pig Sty

41'0" x 11'5" (12.5 x 3.5)



#### DIRECTIONS

Proceed through the Township of Laugharne on the A4066, passing the car park for the castle on your left. Continue up the hill where you will enter Broadway. Drive through Broadway, past the Carpenters Arms pub and Broadway Country House on your right. Take the first available left, which is sign posted to the Corran Resort and Spa. As you drive down the hill about 100 yards, take the first left there is a sign to King Gaddle on the grass triangle (you will almost double back on yourself). King Gaddle is the only property down the lane and can be found on your left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.