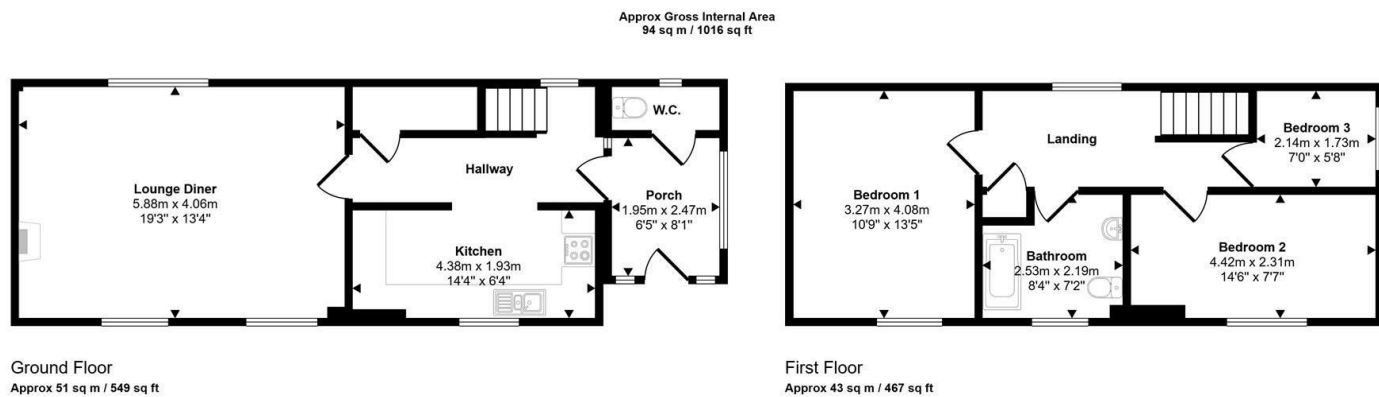




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

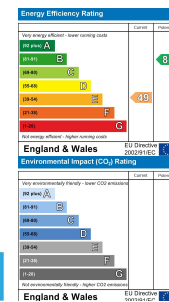


Brook Hill Cottage Brook, Laugharne, Carmarthen, SA33 4NX

- SEMI-DETACHED HOUSE
- APPROXIMATELY 6.68 ACRES OF LAND AND WOODLAND
- VILLAGE LOCATION
- IN NEED OF MODERNISATION
- OIL CENTRAL HEATING
- BRILLIANT INVESTMENT PROPERTY
- THREE BEDROOMS
- IDEAL FAMILY HOME
- AMPLE OFF ROAD PARKING
- EPC RATING: E

£425,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





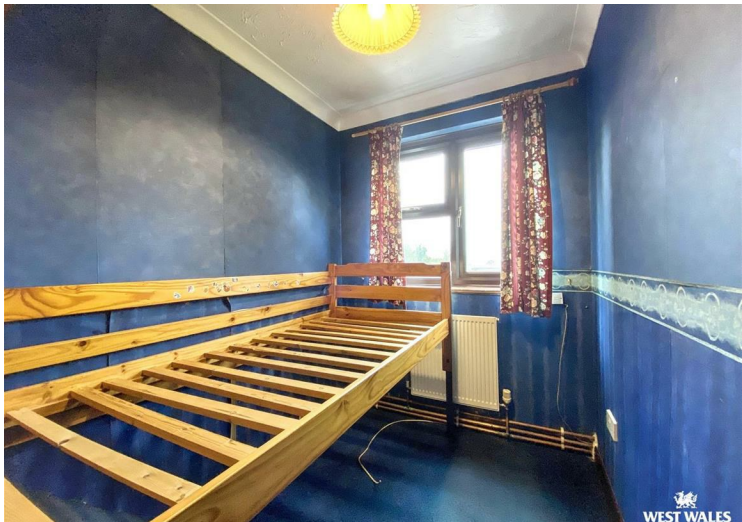
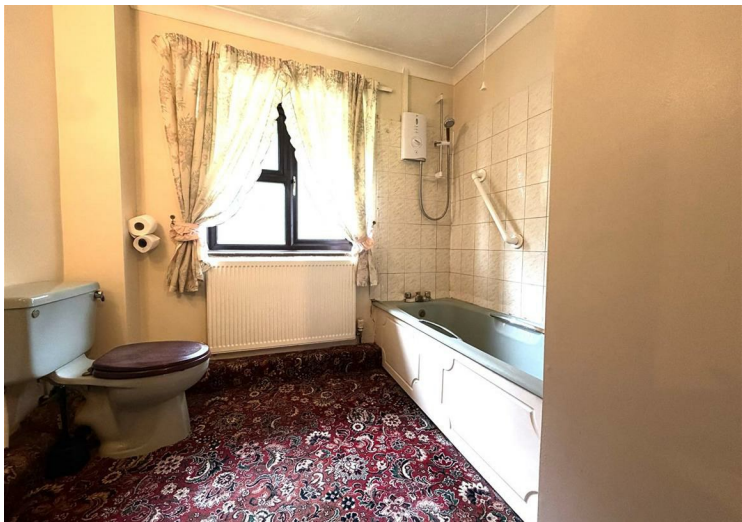
Tucked away in the idyllic hamlet of Brook, just a few miles from the charming coastal town of Laugharne—famed for its association with poet Dylan Thomas and only 2 miles from the stunning 7-mile beach of Pendine Sands, this delightful three-bedroom semi-detached home offers a rare blend of tranquillity, space, and potential.

Set within mature gardens and approximately 6.68 acres of private woodland and paddock, the property enjoys a peaceful and picturesque setting, with a gently flowing brook enhancing the sense of calm and seclusion. The historic township of Laugharne, home to the iconic Laugharne Castle overlooking the Taf Estuary, is within easy reach and offers a range of independent caf s, pubs, and scenic coastal walks, including access to the renowned Wales Coast Path.

Requiring modernisation, the house presents an exciting opportunity to create a bespoke family home or undertake a rewarding investment project. Internally, the accommodation is arranged over two floors, with the ground floor comprising an entrance porch with W/C, a kitchen, and a living/dining room offering excellent scope for reconfiguration. Upstairs, there are three bedrooms and a family bathroom.

Externally, the established gardens and surrounding woodland provide a wonderful sense of privacy and space, with potential for selective clearing to create additional usable land or a paddock. The grounds have previously benefited from outline planning permission for a three-bedroom dwelling, making this an especially appealing prospect for those considering development or multi-generational living (subject to the necessary consents). Ample driveway parking is also available.

Combining village charm, coastal proximity, and significant scope for enhancement, this is a rare opportunity to create a truly special home in a highly sought-after location. Early viewing is highly recommended.



DIRECTIONS

From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road in to Pendine and along the sea front, continue through Llanmiloe. As you come into the village of Brook, take the left hand turning just after the Stone Range Cafe. Continue down the lane, where the property will be on the right hand side. What/Three/Words:///engulfing.adopts.exploring See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.