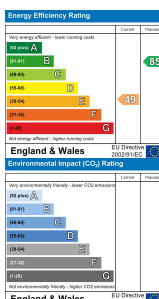


Brook Hill Cottage Brook, Laugharne, Carmarthen, SA33 4NX

- 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



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.
COUNCIL TAX: Band 'D'
HEATING: Oil

ref: CFP/ LLE / 04/ 26/ OK REM

FACEBOOK & TWITTER
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<https://www.facebook.com/westwalesproperties/>

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



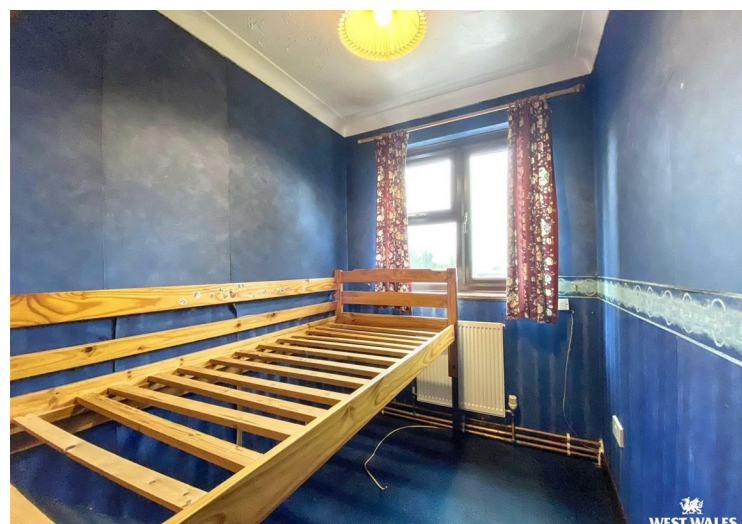
Tucked away in the idyllic hamlet of Brook, just a few miles from the charming coastal town of Laugharne—famed for its association with poet Dylan Thomas and only 2 miles from the stunning 7-mile beach of Pendine Sands, this delightful three-bedroom semi-detached home offers a rare blend of tranquillity,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