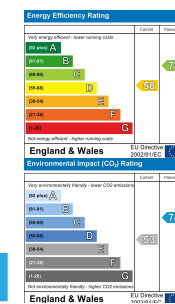


Lythmore Clifton Street, Laugharne, Carmarthenshire, SA33 4QG

- Detached House
- Four Double Bedrooms
- Charm And Character
- Well Maintained Garden
- No Forward Chain
- Four Reception Rooms
- Master En-suite And Dressing Room
- Sought After Location
- Ample Parking
- EPC Rating: D

£485,000

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



View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised FREEHOLD
Tax: Band G

MPO/MPO/OK/08/20

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.

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The Agent that goes the Extra Mile



Lythmore is an outstanding detached house, situated in the heart of the sought after historic Township of Laugharne. The property offers flexible living options as a family home or has great potential for a combination of B&B or holiday letting. The property is beautifully presented, full of charm and character and offers spacious living accommodation. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, family room, lounge, study, snug, kitchen/diner, utility room, cloakroom, four double bedrooms (Two with En-suite facilities, Master bedroom with dressing room), family bathroom, Externally: Well maintained garden with patio kitchen, built-in BBQ and Pizza oven and ample driveway parking.

LOCATION

Laugharne situated on the estuary of the River Taf, most famous for being the home of Dylan Thomas from 1949 until his death in 1953 and is thought to have been the inspiration for fictional town Llareggub in Under Milk Wood. The town boasts independent stores and pubs full of charm as well as beautiful walks and views. Centrally the town boasts a castle which so far has been dated back to the 13th Century but may yet prove older. The town boasts a bilingual primary school and is within 13 miles of the County Town Of Carmarthen and approximately 4 miles from St Clears and the A40. Laugharne really needs to be seen to appreciate the beauty and tranquility of this picturesque village.

Entrance Hallway

Study

12'8" x 11'1" (3.880 x 3.383)

Family Room

11'2" x 12'8" (3.420 x 3.869)

Snug

12'2" x 9'10" (3.711 x 3.001)

Lounge

31'1" approx x 14'1" (9.479 approx x 4.299)

Kitchen/Dining Room

32'2" max x 24'2" max (9.807 max x 7.387 max)

Utility Room

13'6" max x 5'10" approx (4.123 max x 1.802 approx)

Cloakroom

5'0" x 3'6" (1.529 x 1.081)

FIRST FLOOR

Landing

Master Bedroom

15'3" x 10'1" (4.665 x 3.093)

Dressing Room

8'5" x 6'7" approx (2.583 x 2.011 approx)

En-suite

11'5" x 11'2" (3.500 x 3.408)

Landing

Bedroom

13'10" x 11'6" (4.224 x 3.507)

En-suite

7'10" x 3'10" (2.399 x 1.192)

Bedroom

13'8" x 11'5" into recess (4.170 x 3.498 into recess)

Bedroom

12'1" x 10'2" (3.699 x 3.100)

Bathroom

10'1" x 9'8" (3.086 x 2.962)



DIRECTIONS

From Carmarthen head out on the A40 towards St Clears. At St Clears turn left signposted for Laugharne and at the T-Junction take the right hand turning signposted Laugharne. Entering Laugharne pass the Church on the left hand side. Pass the Town Hall on the right and take the first right hand turn, continue a short distance down the lane where the property can be found immediately on the right (between two stone walls).

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