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2021
WALES
SALES
GOLD WINNER

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Plot 1
Sold

Plot 2

Plot 3



PETER MORGAN

Plot 2 Stoneway Road, Laugharne, Carmarthen, Carmarthenshire. SA33 4SU

£550,000

Main Features

- Brand new 3 double bedroom individually designed and contemporary
- Open plan mid link home
- Living room and balcony views over Laugharne Estuary, Castle and village
- Currently under construction and can be finished with some choices
- Bathroom, ensuite and cloakroom
- Gardens will be fully landscaped
- Carport for undercover parking
- Approximately 10 miles from the M4 motorway
- uPVC double glazing and solar powered electric heating
- Council Tax Band: TBC. Predicted EPC: B

General Information

BRAND NEW 3 DOUBLE BEDROOM & 2 BATHROOM, INDIVIDUALLY DESIGNED CONTEMPORARY OPEN PLAN MID LINK HOME WITH LIVING ROOM AND BALCONY SITUATED WITHIN THE CENTRE OF THE VILLAGE WITH VIEWS OVER LAUGHARNE ESTUARY, CASTLE AND VILLAGE.

This home is currently under construction and can be finished with some choices. Considered suitable for those wanting a modern lifestyle with Laugharne literally in your living room.

Live up, sleep down accommodation comprising ground floor hallway, bathroom and 2 double bedrooms. First floor landing, open plan lounge / dining / kitchen with full width glass and doors to undercover balcony with views. Cloakroom / utility room and main bedroom with ensuite bathroom. Externally the gardens will be fully landscaped and there is a carport for undercover parking.

This unique home will be heated by Solar powered electric heating and flooring is included.

LOCATION

Laugharne is a picturesque village located in Carmarthenshire, Wales, approximately 10 miles from the M4 motorway. The village is renowned for its stunning coastal scenery, charming streets and rich literary history, particularly its connection to the famous poet Dylan Thomas, who spent much of his life here. One of the main attractions in Laugharne is the Dylan Thomas Boathouse, where the poet lived from 1939 until his death in 1953. This iconic spot offers breathtaking views of the Taf Estuary and is a must-visit for fans of his work. The boathouse has been converted into a museum that showcases Thomas's life and legacy, providing insights into his creative process and the influences of the surrounding landscape. Another highlight is Laugharne Castle, a medieval structure that offers a glimpse into the village's historical significance. The castle is set within beautiful grounds and provides stunning views of the estuary. For nature enthusiasts, the nearby coastline and estuary offer opportunities for walking, birdwatching, and enjoying the serene environment. The scenic Laugharne Nature Reserve is also a short distance away, offering trails that highlight the region's biodiversity.

GROUND FLOOR

Hallway

uPVC double glazed main entrance door. Grey wood grain laminate flooring. Half turn staircase with toughened glass inserts. Oak vertical panelled doors to bedrooms, bathroom and store cupboard.

Bathroom

uPVC double glazed window to side. Fitted three-piece bathroom suite in white. Porcelain marble effect tiled floor and walls. Inset ceiling spotlights. Extractor fan.

Bedroom

uPVC double glazed window to front. Tubular radiator. Grey wood grain laminate flooring.

Bedroom

uPVC double glazed window to rear. Tubular radiator. Grey wood grain laminate flooring.

FIRST FLOOR

Landing

Balustrade with toughened glass inserts. PVC double doors to rear garden. Loft access. Grey wood grain laminate flooring. Vertical panelled Oak doors to bedroom and utility room. Open walkway to..

Open Plan Lounge/ Dining/ Kitchen

Full width uPVC double glazed sliding doors with far reaching views across Estuary and Castle providing access to balcony. uPVC double glazed windows to side and French doors to rear garden. Two vertical radiators. Grey wood grain laminate flooring. Inset ceiling spotlights. Mains powered smoke alarms. Fitted anthracite grey high gloss kitchen finished with handleless doors and granite effect worktops. Integral oven, grill, ceramic hob, extractor hood, microwave dishwasher and drinks cooler. Central island / breakfast bar. Brushed steel electrical fittings. Wired for wall mounted television.

Undercover Balcony

Exceptional views over the village of Laugharne, Estuary and Castle. Tiled floor. Steel balustrade with toughened glass inserts.

Main Bedroom

2 uPVC double glazed full length windows to front boasting exceptional views of Laugharne Village, Castle and Estuary. Grey wood grain laminate flooring. Vertical radiator. Brushed steel electrical fittings. Wired for wall mounted television. Vertical panelled door to..

En-Suite Bathroom

Full length uPVC double glazed frosted window to rear. Four piece bathroom suite in white comprising close coupled w.c, wash hand basin, shower cubicle and panelled bath. Marble style porcelain tiled floor and part tiled walls. Inset ceiling spotlights.

Utility / Cloakroom

Wall mounted unit and worktop matching kitchen. Plumbed for washing machine. Close coupled w.c and hand wash basin. Inset ceiling spotlights.

EXTERIOR

Frontage

Carport parking to front.

Rear Garden

Tiered and landscaped rear garden.

Solar Panel Details

Owned outright. Battery storage. Tarriff from National Grid TBC.

Predicted Energy Assessment

Predicted EPC Rating: 82 B

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage. Solar powered electric heating.

Current council tax banding

Not Specified

Current heating type

Electric

Tenure

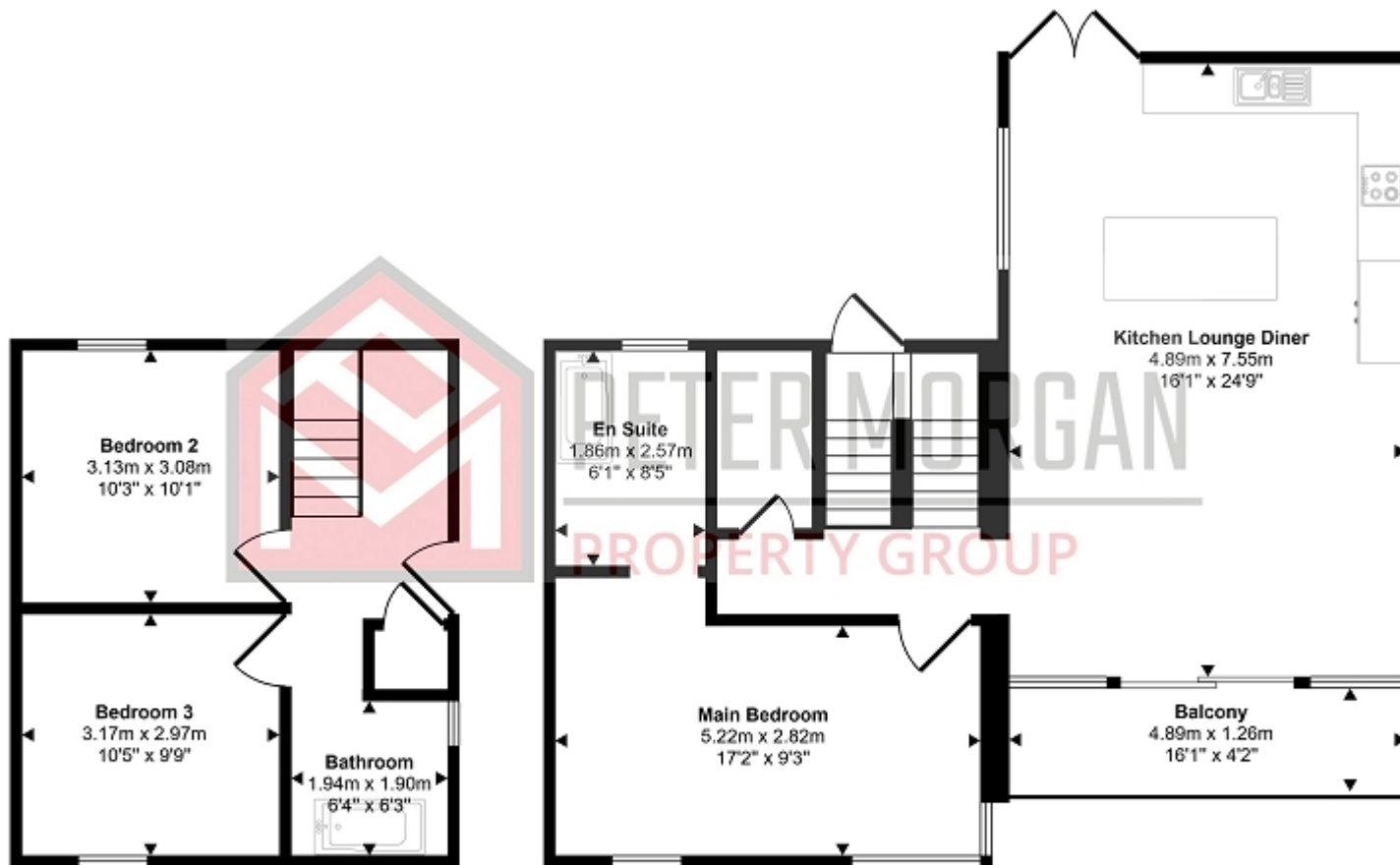
Freehold







Approx Gross Internal Area
103 sq m / 1106 sq ft




Ground Floor
Approx 33 sq m / 350 sq ft

First Floor
Approx 70 sq m / 756 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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