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2021
WALES
SALES
GOLD WINNER

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Plot 1
Sold

Plot 2

Plot 3



PETER MORGAN

Plot 3 Stoneway Road, Laugharne, Carmarthen, Carmarthenshire. SA33 4SU

£550,000

Main Features

- Brand new 3 double bedroom, 3 bathroom end link home
- Individually contemporary designed
- Undercover balcony and views over Laugharne estuary, castle and village
- Currently under construction and can be finished with choices
- 2 bathrooms, 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: C

General Information

BRAND NEW 3 DOUBLE BEDROOM & 3 BATHROOM, INDIVIDUALLY DESIGNED CONTEMPORARY OPEN PLAN END LINK HOME WITH UNDERCOVER 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 choices. Considered suitable for 1 floor living and benefitting from side driveway with flat entrance to main dwelling and separate carport.

The accommodation comprises ground floor hallway and bathroom. First floor landing, open plan lounge / dining/ kitchen with full width glass and doors to undercover balcony with views. Cloakroom/utility room, 3 bedrooms and family bathroom. Bedroom 1 has en suite shower room and is double aspect. The gardens will be fully landscaped.

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. Half turn staircase with toughened glass inserts to 1st floor. Understairs recess. Vertical panelled doors to store cupboard and..

Bathroom

uPVC double glazed window to side. Three-piece bathroom suite in white comprising close coupled w.c, hand wash basin and panelled bath with overhead shower. Porcelain marble effect tiled floor and part tiled walls. Radiator.

FIRST FLOOR

Landing

Balustrade with toughened glass insert. uPVC double glazed door to rear garden. Store cupboard. Vertical panelled Oak doors to all rooms.

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 fitments. 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.

Utility / Cloakroom

uPVC double glazed window to front. Fitted units and worktop. Plumbed for washing machine. Close coupled w.c and hand wash basin.

Family Bathroom/ Wetroom

uPVC double glazed window to rear. Panelled bath, hand wash basin and shower enclosure with floor drain. Porcelain marble effect tiled floor, splashback and part tiled walls.

Main Bedroom

uPVC double glazed patio doors to front with partial views of Castle and Estuary. uPVC double glazed patio doors to rear garden. Wired for wall mounted television.

En-suite shower room

uPVC double glazed window to rear. Close coupled w.c, hand wash basin and shower cubicle with mixer shower and floor drain. Porcelain marble effect tiled floor, splashback and part tiled walls.

Bedroom 2

uPVC double glazed window with partial Estuary views to front.

Bedroom 3

uPVC double glazed window with partial Estuary views to front.

EXTERIOR

Frontage

Undercover carport parking.

Side Garden/ Driveway

Rear Garden

Landscape and tiered rear garden.

Solar Panel Details

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

Predicted Energy Assessment

SAP Energy Assessment: 80 C

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

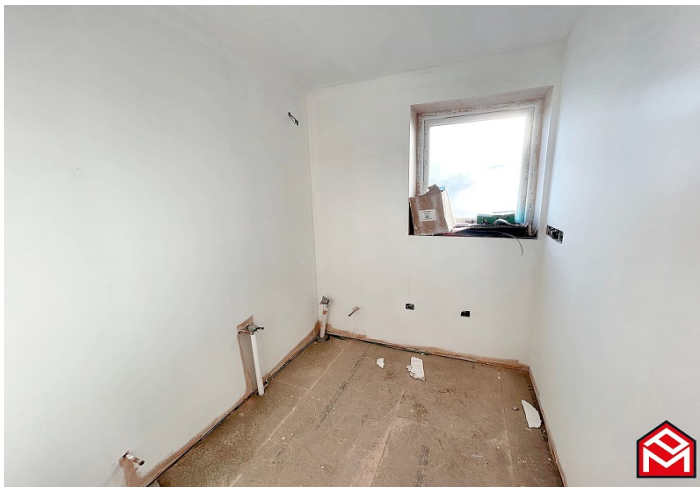
Not Specified

Current heating type

Electric

Tenure

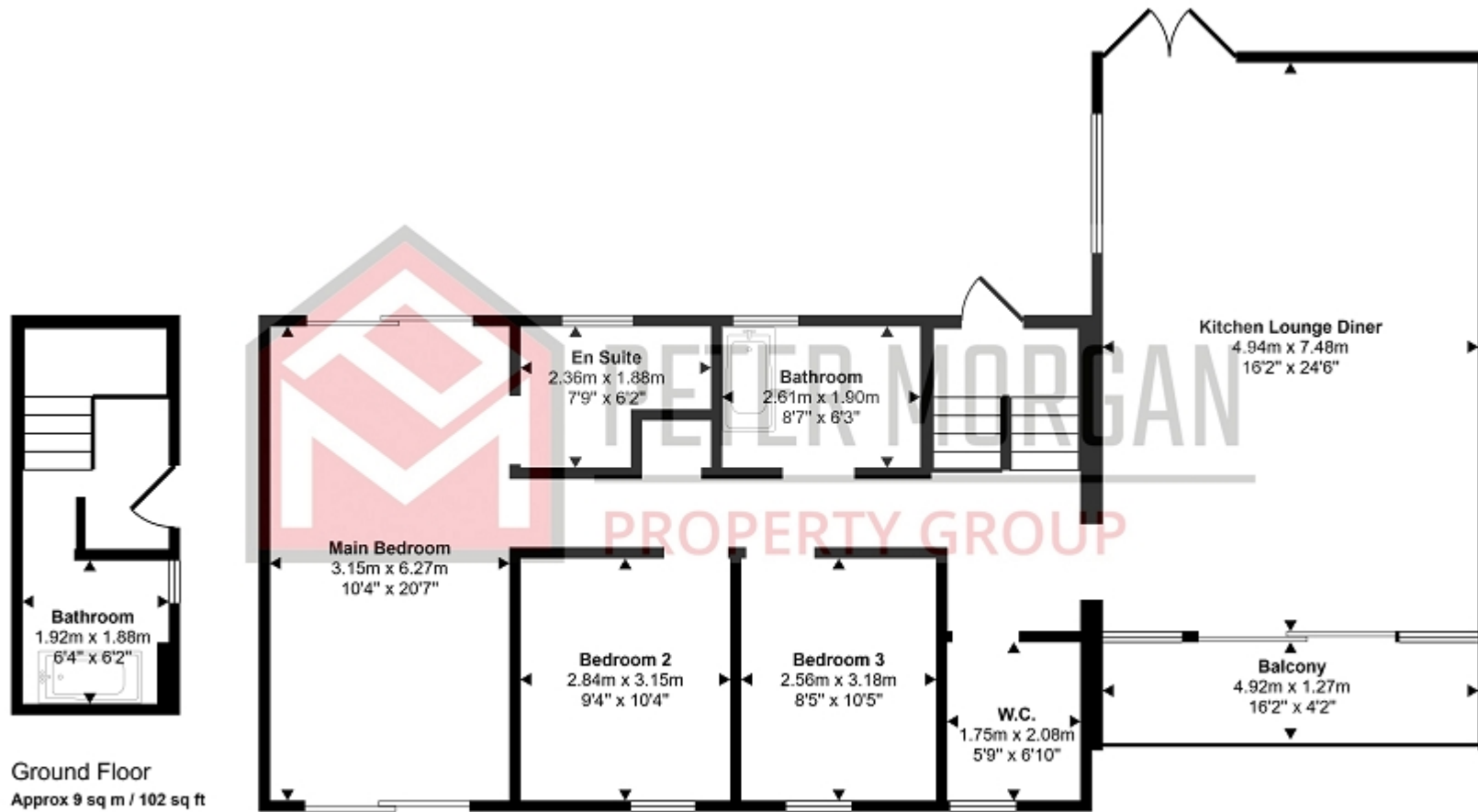
Freehold








Approx Gross Internal Area
114 sq m / 1232 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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