



Devonshire House 7 Gosport Street, Laugharne, Carmarthenshire, SA33 4SZ **Offers in the region of £192,000**

A 3 bedroom semi detached house located in the centre of the popular Historical Township of Laugharne conveniently located to the many amenities the town provides for day to day needs.

The property has the benefit of double glazing, electric heating and briefly comprises reception hallway, lounge, kitchen/dining room, rear access and utility with 3 bedrooms and bathroom on the first floor.

Enclosed rear yard with gated access from the side and steps leading up to the parking area

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LAUGHARNE

LOUNGE 15'2" x 11'8" (4.63m x 3.57m)



Located in the Historical Township of Laugharne. Laugharne lies on the estuary of the River Taf, is famous for having been the home of Dylan Thomas and is thought to have been the inspiration for the fictional town of Llaureggub in Under Milk Wood. Dylan's former residence, The Boat House and writing shed, are popular tourist attractions in the area. Laugharne is an historical township dating back to the 12th Century with a magnificent medieval castle. Laugharne Corporation is one of the last surviving medieval corporations in the United Kingdom, is presided over by a Portreeve, wearing his traditional chain of gold cockles, and is conferred annually. Customs associated with the corporation include the common walk, also known as beating the bounds, which occurs on Whit Monday every 3 years. The township offers a good range of amenities for day to day needs. There is a shop, chemist, doctors surgery, delicatessen, pubs including the famous Browns Hotel, a variety of eating places, a community hall as well as places of worship including the beautiful Church. St Clears is 4 miles where you have excellent road links on to the A40 providing swift access to the County town of Carmarthen and Pembrokeshire to the west with its beautiful coastal towns and villages and 4 miles down the road is Pendine famous for its long sandy beach where numerous land speed records have been broken.

DIRECTIONS

From Carmarthen take the A40 west to St Clears, from here take the A4066 to Laugharne. Travel down into Laugharne, pass the car park on your left and Devonshire House will soon be found on your right just after the bend.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

Stairs to first floor and under stairs storage cupboard, electric storage heater and glazed door leading off to lounge and kitchen.



Window to front, tiled fireplace housing a solid fuel room heater (not in working order), storage heater, serving hatch to kitchen

KITCHEN 13'11" x 10'5" (4.26m x 3.20m)

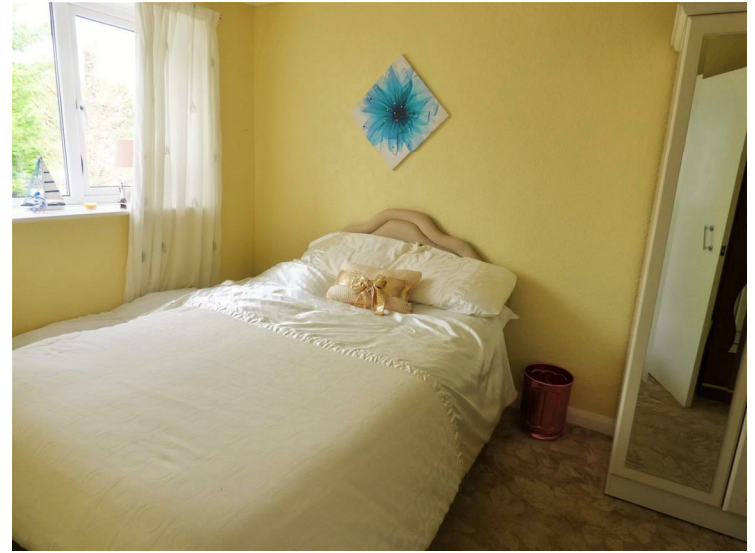


Fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, electric cooker hob and extractor, built in larder with shelving, window to rear and storage heater.

Door to rear hallway with exterior door to rear and door off to utility room

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BEDROOM 2 14'0" x 7'9" (4.29m x 2.38m)



UTILITY ROOM 6'4" x 5'6" (1.95m x 1.68m)

Plumbing for washing machine, window to rear with opaque glass and airing cupboard with lagged hot water cylinder

FIRST FLOOR

Landing with window to front elevation and doors off to:

BEDROOM 1 11'5" x 10'2" (3.49m x 3.10m)



Window to front, storage heater and fitted wardrobe

Window to rear

BEDROOM 3 9'4" x 7'5" (2.86m x 2.27m)



Window to rear

BATHROOM 6'10" x 6'0" (2.09m x 1.83)



Panelled bath with shower attachment, WC and wash hand basin, wall mounted Dimplex fan heater and window to rear with opaque glass

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EXTERNALLY



Patio area directly to the rear with steps leading up to a further gravelled and patio areas with gated access from the side. Side pedestrian access at the side of the house to the rear and steps lead up to the designated parking.



PARKING



Designated parking to the rear. Access to the parking is via Frogmore Street and on through Frogmore Gardens.

SERVICES

COUNCIL TAX

We are advised that the Council Tax Band is C.

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate. NOT TO SCALE.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e. drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

OFFICES

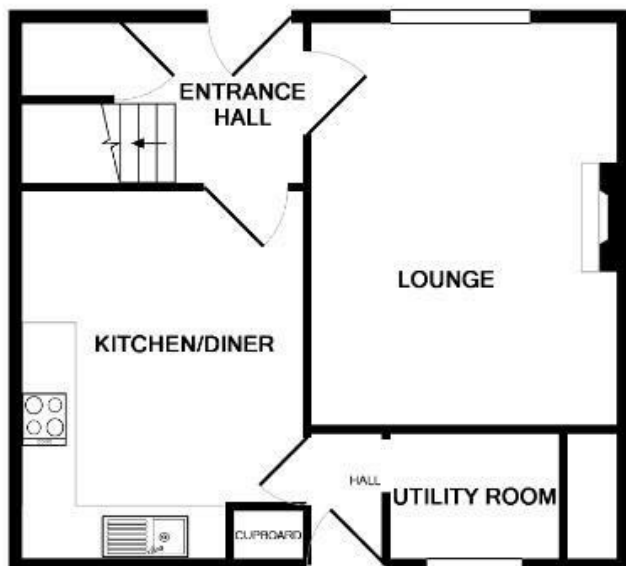
Carmarthen Office 01267 236363 Llandeilo Office 01558 822468
Cross Hands Office 01269 845576 or out of hours number 07789716520

WEB SITES

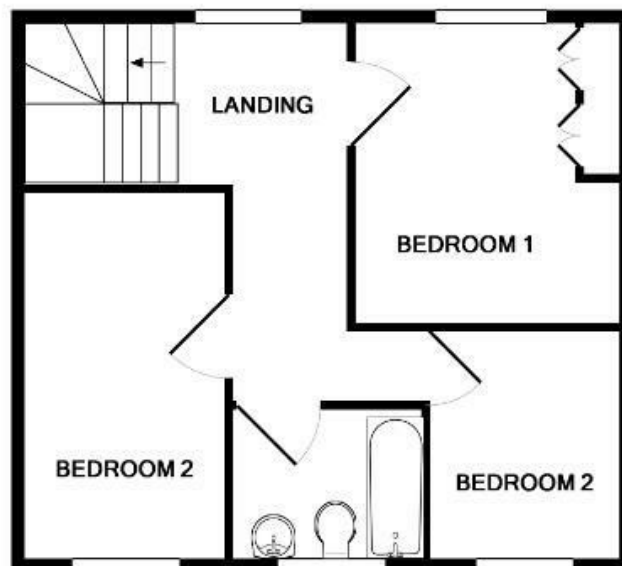
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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