Terry Thomas & Co
ESTATE AGENTS









Round Park The Lacques

, Laugharne, SA33 4TP

Nestled in the picturesque Township of Laugharne, Carmarthen, The Lacques is a remarkable five-bedroom house that offers an abundance of space and comfort. This impressive property boasts three well-appointed bathrooms and three generous reception rooms, making it an ideal family home or a perfect retreat for those who enjoy entertaining.

Set within 0.67 acres of beautifully landscaped gardens, the grounds provide a serene environment, perfect for relaxation and outdoor activities. The private driveway leads to a gravelled courtyard, offering ample parking and turning space, with additional room at the rear for a campervan, catering to those with a love for adventure.

The location is truly enviable, just a stone's throw from the stunning coastline of Laugharne. Residents can indulge in a variety of fine dining options, including exquisite restaurants, wine bars, and steak houses. The village also features a primary school, local shops, and charming gift shops, ensuring that all essential amenities are within easy reach. For those who appreciate the great outdoors, the nearby Dylan Thomas Coastal Path offers lovely walks, allowing you to immerse yourself in the natural beauty of the area.

Offers in the region of £530,000

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Entrance
Property has 4 entrance doors. Front main entrance door has a concreated ramped access with galvanised railing and uPVC double glazed entrance door leading to hallway, uPVC double glazed panel windows to either side. Hallway having tiled floor, Panelled radiator with grills. Oak engineered internal doors.

Lounge
21'9" x 16'0" (6.64m x 4.88m)
Engineered Oak finished flooring. Two Panelled radiator with grills thermostatically controlled. Large uPVC double glazed windows to fore. uPVC double glazed side entrance door, leads out to natural stone paved large patio area to side. Door through to open plan Kitchen Dining family room.

Kitchen/Dining/Family room
28'1" x 14'0" (8.56m x 4.27m)
Tiled floor. Kitchen area having a range of fitted base eye level units with light Oak finished door and drawer fronts. Matt finished Granite effect work surface over the base unit. Incorporating stainless steel sink. Lamona fan assisted oven grill. Plumbing for washing machine and dishwasher. Further Lamona oven, both fans assisted. Four ring Lamona halogen hob with Stainless Steel extractor over. uPVC double glazed window to side. uPVC double glazed window to rear. LED down lighting. uPVC double glazed door which leads out to the rear courtyard. Large Panelled radiator with grills, thermostatically controlled.

Inner Hallway with access to loft pace, with doors leading off to 4 bedrooms and family bathroom.

Family bathroom
9'8" x 9'8" (2.96m x 2.97m)
Four-piece suite comprising a panelled bath, pedestal wash hand basin, corner shower enclosure with chrome mixer shower fitment. Low level WC all in white. Panelled radiator with grills, thermostatically controlled. Ceramic tiled floor, and floor to ceiling tiled walls. LED downlighting and extractor. Built in linen cupboard.

Front Bedroom 1
15'11" x 13'10" (4.86m x 4.23m)
Panelled radiator with grills, thermostatically controlled. Large uPVC double glazed window to fore.

Rear Bedroom 2
9'11" x 9'9" (3.03m x 2.98m)
Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to rear.

Front bedroom 3
9'11" extending to 16'0" x 15'10" (3.03m extending to 4.89m x 4.83m)
Large uPVC double glazed window to fore. Panelled radiator with grills, thermostatically controlled.
Ensuite 2.61m x 1.72m
Corner shower enclosure with Mira power shower fitment. Pedestal Wash Hand basin. Close coupled economy flush WC with a macerator. Wall mounted chrome ladder towel radiator. Shaver light switch. Slate effect ceramic tile floor and floor to ceiling tiled walls.

Bedroom 4
14'0" x 9'10" (4.27m x 3.02m)
uPVC double glazed windows to rear. Panelled radiator with grills, thermostatically controlled. Oak engineered fire door through to a bedroom 5 or potentially self-contained annex if required.

Bedroom 5
18'5" x 9'8" (5.62m x 2.96m)
Panelled radiator with grills, thermostatically controlled. Access to loft space over. uPVC double glazed windows to fore. Ensuite which has a pedestal wash hand basin. Close coupled economy flush WC. Shower cubicle with Triton power shower fitment. Wall mounted chrome towel radiator. Ceramic tiled floor and floor to ceiling slate effect tiled walls with Mosaic border. LED down lighting and light extractor.

From bedroom 5 Engineered oak door through to sitting room/utility room

Sitting room/utility room
25'0" x 12'8" (7.63m x 3.88m)
Panelled radiator with grills, thermostatically controlled. Two uPVC double glazed windows to side. uPVC double glazed windows to rear. uPVC double glazed entrance door with matching uPVC double glazed panel window to either side. LED downlighting. Range of fitted base eye level cupboards with light cream coloured door and drawer fronts. Wood effect surface over. Incorporating stainless steel sink. Plumbing for washing machine, space for fridge/freezer. LED downlighting. Ceramic tile floor and tiled walls and between the base and eye level units.

Externally
Property to the left-hand side has the natural stone large paved patio area. Serpentine front finish. Gravel hard standing parking to the rear side and front courtyard areas. Also, to the rear is decorative stone area with clothes line and lawned area. Gardens and ground mainly positioned too fore with a large centrally lawned garden, with extensive shrubbery, foliage and established trees throughout. Gardens area to the front separated into 4 areas, all intersected by concreated pathways and one of the areas being a vegetable/fruit garden with glass green house. Properties positioned in a private location as mentioned within a short walk of Laugharne town centre in an elevated position. Also, to the right hand side of the property there is a further paved patio area.



















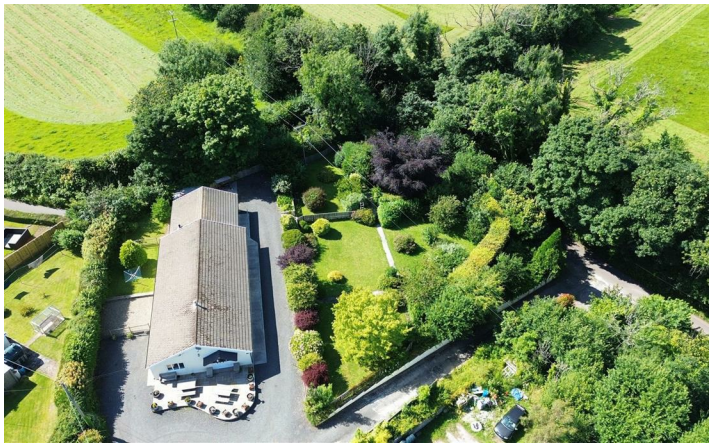
















Floor Plan

Type: House
Tenure: Freehold
Council Tax Band:

Services: Mains water, electricity and drainage.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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