



## 2 bed terraced house to buy in

King Street, Laugharne, Carmarthen,  
Carmarthenshire, SA33 4QE

**£80,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

Located in the charming historical township of Laugharne, Carmarthen, this terraced house presents a unique opportunity for those seeking a project with immense potential. With two bedrooms, a living room, and a kitchen/dining area, this property is ideal for individuals looking to create their dream home.

The house is in need of complete modernisation, allowing you to tailor the space to your personal taste and requirements. The downstairs shower room adds convenience, while the rear garden offers a delightful outdoor space.

Situated on King Street, this property is steeped in local history and is surrounded by the picturesque scenery that Laugharne is renowned for. The area boasts a rich cultural heritage, making it an attractive location for those who appreciate the charm of a historical setting.

This property is being offered for sale by online auction, providing a straightforward and transparent purchasing process. With its great potential and prime location, this terraced house is an excellent opportunity for buyers looking to invest in a property that they can truly make their own.

### Accommodation

The accommodation of approximate dimensions is arranged as follows:

#### Entrance Hallway

With door leading into the living room.

#### Living Room (7.49m x 4.02m max (24'6" x 13'2" max))

Windows to front and side elevation, 2 electric storage heaters and a feature fireplace with cast inset and wood surround.

Stairs to first floor and door to inner hallway.

Inner Hallway

With walk in storage cupboard and opening into the kitchen/dining room

Kitchen/Dining Area (5.38m max x 2.96m ext to 4.17 (17'7" max x 9'8" ex)

Storage heater, sky light window, door to shower room, kitchen area to the rear with a range of wall and base units with a single bowl single drainer sink unit

Exterior door to rear

Shower Room

With tiled shower area, vanity unit and WC

First Floor

Landing with doors off to.....

Bedroom 1 (4.12m x 3.26m max (13'6" x 10'8" max))

Window to front, storage heater and access to loft space.

Bedroom 2 (4.17m x 3.02m max (13'8" x 9'10" max))

Window to rear, storage heater, storage cupboard and shower enclosure.

Externally

Steps to the rear lead up to a garden area

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

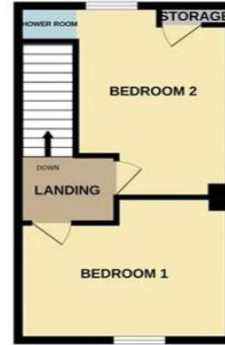
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

GROUND FLOOR  
582 sq ft. (54.1 sq.m.) approx.

1ST FLOOR  
337 sq ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq ft. (85.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and areas are only approximate and should be used as a guide only for prospective purchasers. The services and facilities shown have not been tested and no guarantee as to the accuracy of any information can be given.  
EPC 1/1  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

King Street, Laugharne, Carmarthen, Carmarthenshire, SA33 4QE

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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