



The Boathouse B and B Gosport Street, Laugharne, Carmarthenshire,
SA22 1CV
Offers Over £475,000

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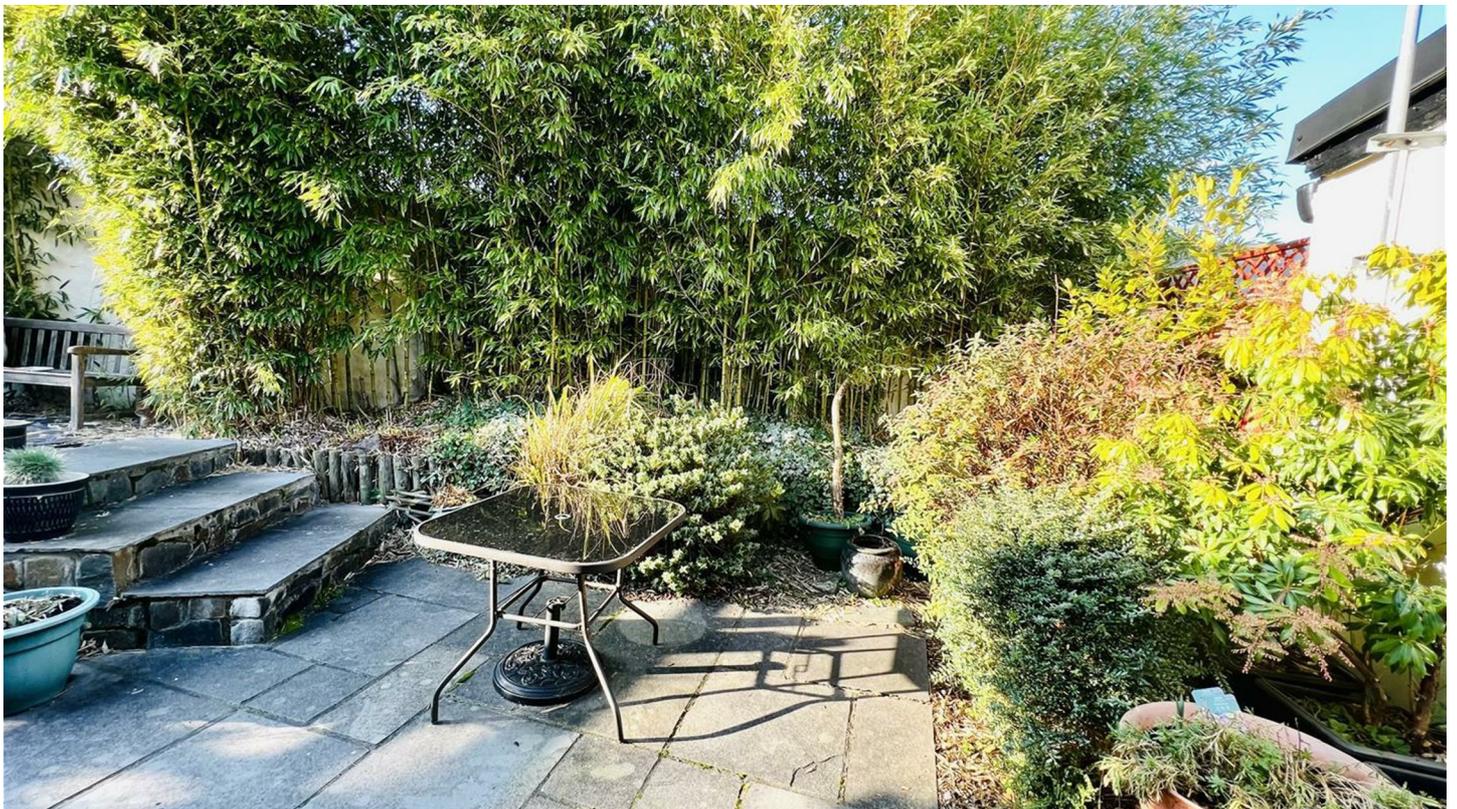
SA33 4SY

Set in a landmark position on the fringe of the ancient township of Laugharne renowned for its wonderful coastline and Castle, and the home of Dylan Thomas. An impressive period home with income potential that provides both superb letting and separate owners accommodation along with grounds and spacious parking area. The accommodation comprises: Entrance vestibule; Reception hall; Two wonderful en suite guest bedrooms with many original features; Breakfast room; Owners accommodation with extensive fitted kitchen; Conservatory; Lounge; Large Double Bedroom with en suite shower room; 1st floor - Two further spacious guest rooms each with en suite shower rooms. The whole is served with double glazing and an efficient gas fired central heating. To the rear of the property is a pretty paved patio area with established herbaceous borders and steps leading up to a decorative stone patio with store shed. Ample parking area to accommodate full guest rooms and owner.

Viewing of this wonderful property which offers huge potential for further b and b, multi generational living etc, is thoroughly recommended.



Council Tax Band: A



ENTRANCE VESTIBULE



4'7" x 3'10"

Stone tiled floor. Glazed door to reception hall.

RECEPTION HALL

19'2" x 6'11" max

Reception desk. Pine planked floor. Ceiling down lighters. Telephone point. Radiator

GUEST BEDROOM 1



16'7" x 11'10"

Attractive ceiling and wall timbers. Ceiling down lighters. Large picture window to front elevation with window seat. Radiator

ENSUITE



8'8" x 5'4"

Triton shower in tiled and glazed surround. Pedestal hand basin with chrome mixer tap and tiled splash back. Low level w.c. Stone effect tiled floor. Chrome towel heater.

GUEST BEDROOM 2



20'8" x 12'5"

Feature area of exposed pointed stonework. Exposed beam. Ceiling down lighters. Radiators x 2.

EN SUITE



10'2" x 5'1"

Galaxy Aqua shower in glazed and tiled cubicle surround. Hand basin on vanity with chrome mixer tap and tiled surround with vanity mirror above. Ceiling down lighters. Slate effect floor. White enamel towel heater.

INNER HALL



7'7" x 7'5"

Stairs to 1st floor. Pine paneled floor. Built in store cupboard. Ceiling skylight. Radiator.

INNER HALL



10'10" x 4'3"

Slate effect floor.

BREAKFAST ROOM



14'6" x 13'6"

Ceiling skylight. Pine paneled floor. Exposed ceiling beams. Radiators x 2.

REAR HALL

10'5" x 4'0"

Stone effect tiled floor. Radiator.

KITCHEN / BREKFAST ROOM



17'0" x 11'6"

Single drainer stainless sink unit with sink unit chrome mixer tap. Plumbed for automatic washing machine and dishwasher. Fitted Smeg dual fuel gas range with 5 burner hob and conventional and fan ovens. Fitted range of base and wall units. Fitted granite work surface with tile surround. Wood effect floor. Hotpoint fridge and freezer. Integral tumble dryer. Ceiling down lighters. Radiator.

LOBBY - WITH FITTED SHELVES

CONSERVATORY



15'6" x 8'8"

French doors to rear patio. Terracotta tiled floor. Wall lights. Radiator.

LOUNGE



17'0" x 14'9"

French doors to conservatory. Ceiling down lighters. Radiators x 2.

WALK IN UTILITY CUPBOARD

Worcester gas fired boiler which serves the owners accommodation.

OWNERS BEDROOM



18'10" x 12'11" max

Ceiling down lighters. Radiator.

SHOWER ROOM

8'4" x 6'7"

Mira sports shower in tiled and glazed cubicle. Hand basin on vanity with chrome mixer tap and tiled splash back. Low level w.c. Stone effect tiled floor. Ceiling down lighters. Chrome towel heater.

1ST FLOOR - LANDING

17'9" x 3'7"

Built in storage and boiler cupboards housing the gas fired boiler serves the guest accommodation. Ceiling down lighters. Radiator.

GUEST BEDROOM 3



16'10" x 16'9" (11'7" min)
Fitted wardrobes. Ceiling down lighters. Radiator.

EN SUITE



5'9" x 5'6"
Triton shower in walk in tiled and glazed cubicle. Hand basin on vanity with chrome mixer tap. Low level w.c. Wall light and shaver socket. Stone effect tiled floor. White enamel towel heater.

GUEST BEDROOM 4



13'1" x 11'9"
Fitted wardrobes. Ceiling down lighters. Radiator.

EN SUITE



7'5" x 7'5"
Mira shower in tiled and glazed cubicle. Hand basin on vanity with chrome mixer tap. Low level w.c. Shaver socket. Ceiling down lighters. Stone effect tiled floor. White enamel towel heater.

OUTSIDE



To the rear of the property is an attractive paved area with attractive established herbaceous border surround providing a lovely sitting area for both owners and guests alike. Store shed. Steps lead up to a decorative gravel area from where a gated entrance leads out to a spacious parking area.

SERVICES

We are advised that the property is connected to all mains services.

COUNCIL TAX

We are advised that the owners accommodation is in council tax band "A". The business area of the property is exempt from business rates under the small business relief.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

LOCATION

EDUCATION

Laugharne has its own primary school and there are further state schools at secondary schools located at Llangunnor, Banyfelin, Llansteffan, Llanmiloe and Pembrey.

SPORTING AND RECREATIONAL

Laugharne is a tourist mecca given it is the former home of Dylan Thomas and its attractions focus around his times in Laugharne, in addition it has its well preserved Castle. The coastlines of the Gower and Pembrokeshire are with in 30 minutes drive with there plethora of attractions both tourist and sporting.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296 883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the 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.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: 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.

VIEWING

By appointment with Morgan Carpenter 01558 821269

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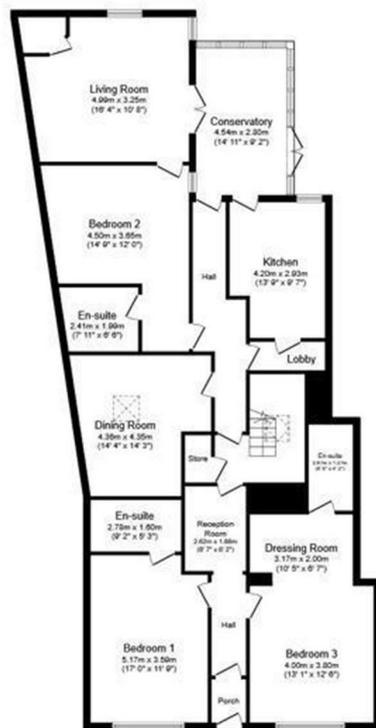
Directions

Viewings

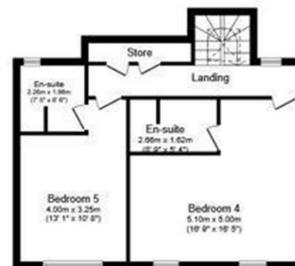
Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

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



Ground Floor



First Floor

Total floor area 229.6 sq.m. (2,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com