



9 Frogmore Street, Laugharne, Carmarthen, SA33 4SX

Offers in the region of £265,000

Nestled in the charming historical township of Laugharne, Carmarthen, this beautifully presented end-terrace house on Frogmore Street offers a delightful blend of comfort and potential. With stunning views of the iconic Laugharne Castle and the serene estuary, this property is a true gem for those seeking a picturesque setting.

The accommodation features two spacious double bedrooms, both conveniently located on the ground floor and each boasting its own en-suite shower rooms. This layout not only provides privacy but also enhances the overall appeal for guests, making it an excellent choice for a holiday home with income potential. The heart of the home is a well-appointed kitchen and dining room, perfect for entertaining and a comfortable living room with views of the castle and estuary.

The property benefits from oil central heating & double glazing throughout, ensuring warmth and tranquillity in all seasons. Whether you are looking for a charming retreat, a lucrative investment opportunity, or a peaceful place to retire, this house meets all these needs with grace.

With its prime location and attractive features, this stunning property is a wonderful opportunity for anyone wishing to embrace the beauty and history of Laugharne. Don't miss the chance to make this delightful property your own.

LOCATION

The medieval Township of Laugharne is situated on the Estuary of the River Tâf around 12 miles south of the Market Town of Carmarthen. There is a wide range of amenities in Laugharne including a chemist, convenience store, delicatessen, cafes, doctor's surgery, public houses, restaurants and hotels all within walking distance. Its association with the poet, Dylan Thomas is renowned who famously described Laugharne as "timeless, mild, beguiling island of a town" and it is widely believed that Laugharne inspired the fictional town of Llareggub in 'Under Milk Wood'. Dylan resided in many properties in Laugharne but most famously in the Boat House which is located nearby as well as his writing shed which are now popular tourist destinations. There are beautiful walks surrounding Laugharne as well as views of the estuary and nearby is the coastal village of Pendine famed for its 7-mile long beach.

The nearby small town of St Clears offer a wide range of amenities for day to day needs as well as easy access on the A40 to the Market Town Carmarthen which has plenty to offer with many of the top named shops located there. Carmarthen is also the location of the West Wales General Hospital (Glangwili), Dyfed Powys Police Head Quarters, Headquarters of S4C and Trinity St Davids University together with a main line railway station with direct links to Paddington.



ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY



With stairs leading to first floor, radiator, door to inner hallway with radiator and understairs storage. Door of to both bedrooms.

BEDROOM 1 14'0" max x 8'9" ext to 10'10" (4.29m max x 2.68m ext to 3.31m)



Window to front elevation, radiator and sliding door to en-suite.

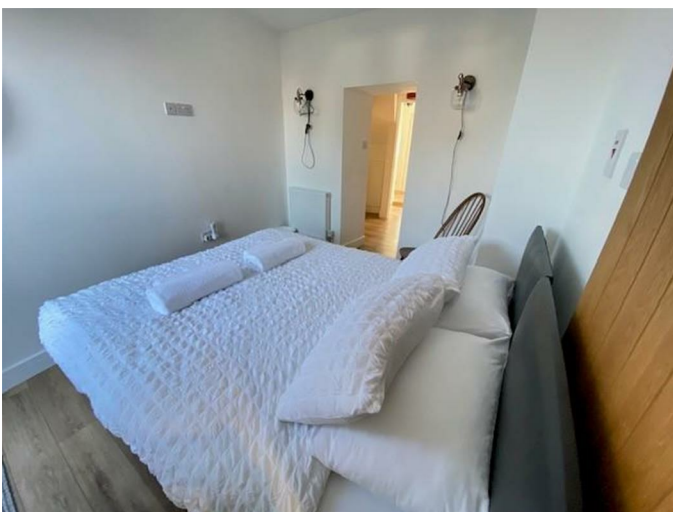


EN-SUITE



Shower enclosure with a 'Triton' shower unit , vanity unit, WC , fully tiled , heated towel rail and shaver point.

BEDROOM 2 10'6" x 8'0" (3.22m x 2.44m)



UPVC Double glazed French doors to rear garden, radiator and sliding door to en-suite.



EN-SUITE



Shower enclosure, wash hand basin, WC, heated towel rail, shaver point and window to rear.

FIRST FLOOR

KITCHEN/DINING ROOM 14'10" x 9'6" ext to 18'0" (4.53m x 2.91m ext to 5.50m)

A range of base units with display shelving above incorporating a single bowl single drainer sink unit with mixer tap, electric hob with extractor over.

A range of tall units along one wall incorporating fridge and freezer, eye level oven and microwave. Window to front elevation, radiator and access to loft space.

Openings in to the living room and door to Cloakroom.



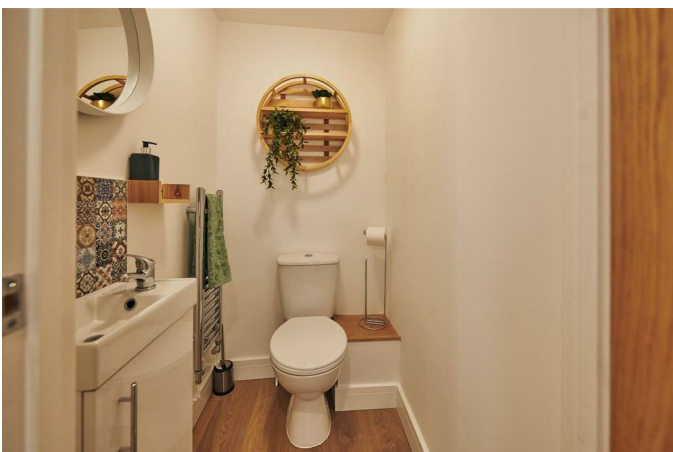
LIVING ROOM 10'9" x 12'3" ext to 13'6" (3.28m x 3.74m ext to 4.14m)



2 Windows to front elevation with views of Laugharne Castle and the estuary, radiator.

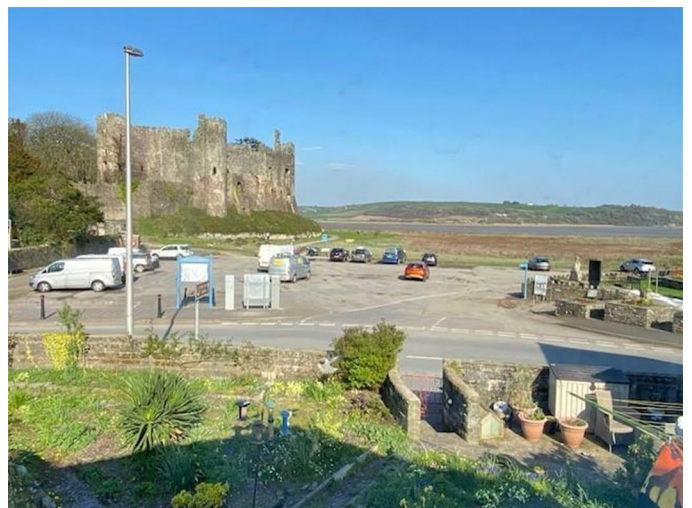


CLOAKROOM



With WC, vanity unit and heated towel rail.

VIEW FROM THE LIVING ROOM



EXTERNALLY



Enclosed low maintenance rear garden with a gated access on to The Grist
External oil central heating boiler and oil storage tank.



SREVICES

Mains water, electric and drainage. Oil Central heating

COUNCIL TAX

Please note the property recently qualified for Business Rates due to the amount of holiday lets at the property

Rateable value and rates payable to be confirmed

BROADBAND & MOBILE COVERAGE

Information obtained online but would recommend prospective buyers to make their own enquiries

Basic 20mbps Superfast 80mbps

EE Vodafone Three and O2

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

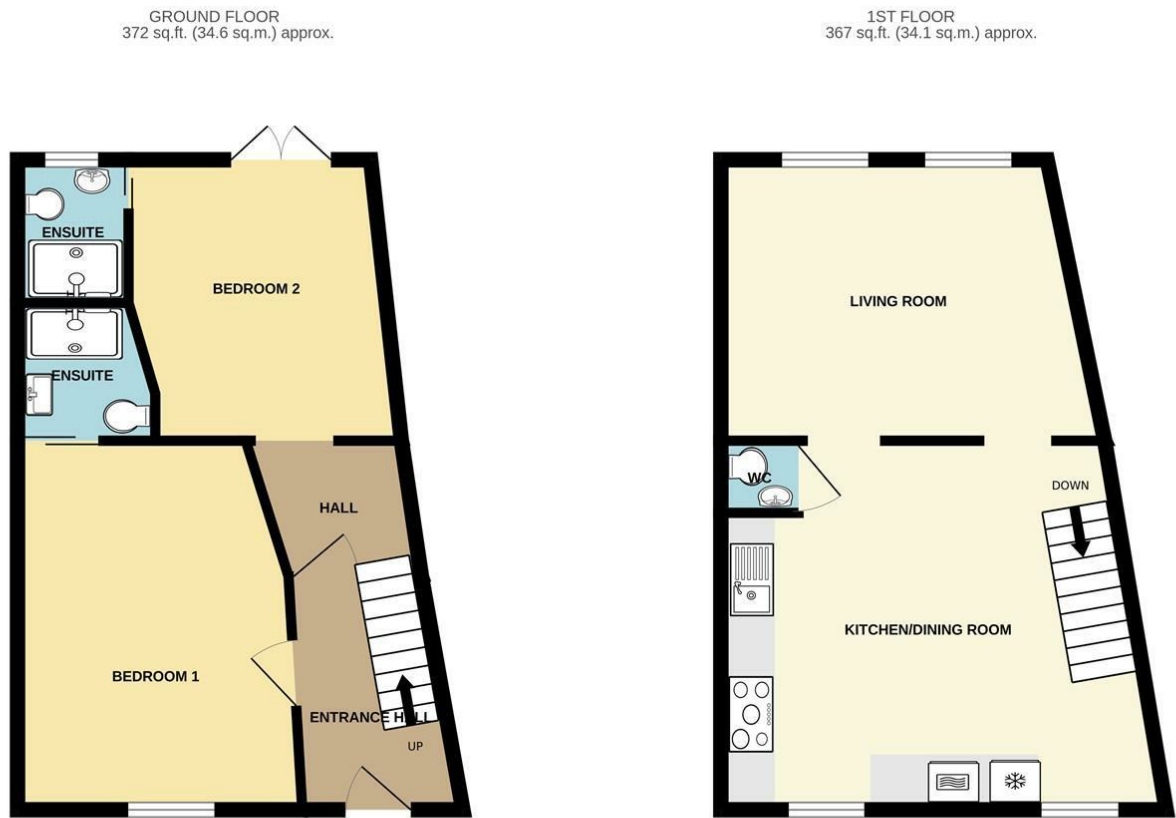
BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

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Floor Plan



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

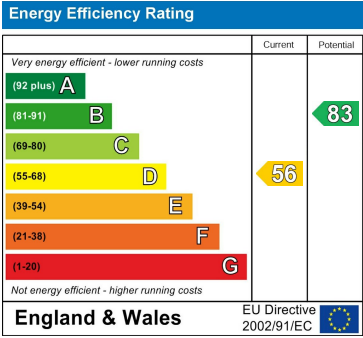
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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