



7 Clos Hugdon, Laugharne, SA33 4FE

£505,000

Sophisticated Tasteful Luxurious Modern Home Set In The Popular Township Of Laugharne

Situated On The Exclusive Development Site Hugdon Close (Clos Hugdon)

5 Bedroom Home With 1,743ft² Of Accommodation

Open Plan Kitchen Dining Area With A Separate Living Room With Rear Garden Access Through A Set Of French Doors and study

Practical Layout Perfect For A Family Home

Impressive Well Thought Out Accommodation With Many Extras You Would Not Usually Be Presented With

GENERAL DESCRIPTION

The Hugdon Close (Clos Hugdon) Development, which consists of 42 detached dwellings, has a mix of 3 to 5 bedroom properties with some having the benefit of a detached garage.

Located in the very sought after Township of Laugharne Hugdon Close (Clos Hugdon) is situated on the outskirts of the town and is well within walking distance to all the amenities that the town has to offer.

Exquisite, elegant & eclectic are some of the trademarks of these remarkable new build homes, designed and detailed with modern living in mind.

The accommodation is generous inside and out giving you a sense of nature and tranquillity within the bounds of this very well equipped home, encompassing high specification fittings and fixtures with no expense spared as all of our homes are built to the quality we ourselves would expect.

Efficient heating via an Air Source Heat Pump providing underfloor heating to both floors with independent heat settings to individual zones/rooms making it sustainable and cost-effective

QUALITY OF BUILD

The new homes are traditionally built by the NHBC Award Winning Contractor Salem Construction who has been building new homes throughout Wales and Southern England for over 30 years.

The home is covered by BuildMark as they are NHBC accredited to give you peace of mind when you purchase a new home from Sancler Property

THE OAK

The Oak is a 5 bedroom property which is ideally suited for families and home working professionals, the ground floor is well set out with a family living area with rear access to the garden through a set of French doors, a spacious well equipped kitchen dining room with an adjoining utility room and the benefit of a study for home working or as an additional room.

As you enter the house there is a toilet / cloak room in the hallway, access the first floor is gained via a solid oak stairway with carpeted treads.

The first floor consists of 4 double bedrooms and 1 single bedroom with ample space, two of the bedrooms have en-suite and there is a further family bathroom with a shower above the bath.

PLEASE NOTE

All fittings & fixtures are subject to change

HOUSE SPECIFICATIONS

KITCHEN/DINING AREA 28'10" x 11'5" (8.8m x 3.5m)

- Contemporary kitchen units.
- Under-mounted stainless steel sink with matte stainless steel mixer tap.
- Stainless steel fan assisted electric oven.
- Stainless steel combination/microwave oven.
- Induction hob.
- Integrated fridge freezer.
- Integrated dishwasher

UTILITY ROOM 13'9" x 6'6" (4.2m x 2m)

- Contemporary kitchen units.
- Under-mounted stainless steel sink with matte stainless steel mixer tap.
- Washing machine outlet

LIVING ROOM 22'1" x 12'11" (6.75m x 3.95m)

With French doors to rear garden.

STUDY 11'5" x 10'5" (3.5m x 3.2m)

BEDROOMS

Bedroom 1 4.2m x 3.95m (With En-Suite)

Bedroom 2 4.25m x 3.1m (With En-Suite)

Bedroom 3 3.45m x 3.5m. Bedroom 4 3.5m x 3.2m

Bedroom 5 3.95m x 2.45m

*High level TV points wired for IPTV & Satellite

BATHROOM & EN-SUITE

- * Porcelain wall and floor tiles.
- Back-heated illuminated mirror with shaver socket.
- Roca sanitary ware

IMAGES ARE BATHROOM EXAMPLES

HEATING & LIGHTING

- * Heating and hot water from an air source heat pump and hot water storage cylinder.
- Under floor heating to all floors & rooms.
- Thermostat comfort controls.

FINISHES

- Painted in neutral colours.
- Neutral carpet to ,hall, living room, stair treads and bedrooms.
- Porcelain floor tiles in the kitchen.
- Contemporary stainless steel ironmongery throughout.
- Paved terrace leading to garden.

NETWORKING & ENTERTAINMENT

- Digital compatible TV/FM points throughout

SAFETY & SECURITY

- Smoke detectors.
- Outside security lighting.
- Automatic sprinkler system

GARDEN/EXTERNAL

*Close boarded fence to rear for privacy

- *IP65 external power sockets to terrace
- *Wooden side gate to access back garden

LAUGHARNE

The medieval Township of Laugharne is situated on the Estuary of the River Tâf around 12 miles south of the Market Town of Carmarthen, the town has a thriving population and is very community-driven, 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 of Clos Hugdon.

The town has a community hall where there is always something going on for people to get involved in, some of the activities include pilates, yoga, a historical group, the Corran choir and the local WI group. If you are into watching or partaking in sports then there is a Rugby team that spans all ages and a Cricket team which plays in the Pembrokeshire League.

The town is a great place to live if you are into an active lifestyle as it has many activities you can take part in, it is situated near to the village of Pendine which has a 7-mile long beach where you can kitesurf, land yacht and enjoy many more sea-based activities.

The Township is also located along the All Wales Coast Path which has a total length of 870 miles and spans the entire coastline of Wales. Along the path you can enjoy spectacular scenery, from soaring cliffs to golden sands.

Located just 32 miles from the M4 it is well situated and has a sound transportation infrastructure in place, the nearby Market Town Carmarthen 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 and Trinity St Davids University

DIRECTIONS

Heading westbound from Carmarthen you take the A40 dual Carriageway for St Clears. as you approach St Clears your turn off the dual carriageway signposted Laugharne joining the A4066. This road will take you directly to Laugharne, drive through the Township and you will find Hugdon Close in front of you as you leave Laugharne heading towards Pendine.

STREET VIEWS

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 .

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.

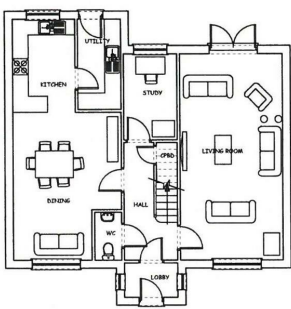
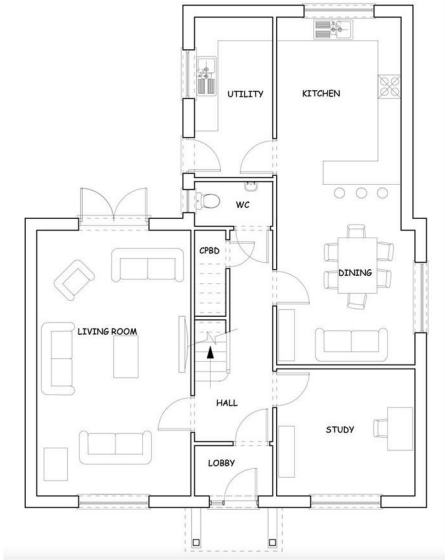
CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP

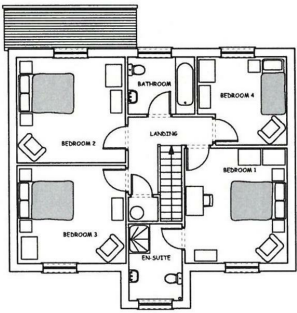
01267 240004 Out of Hours 07572310493

SanCler Properties 01994 231377

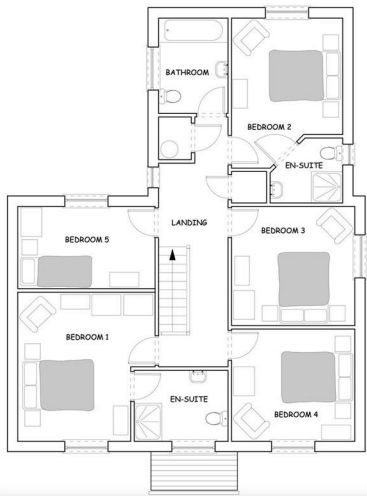
Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Area Map



Energy Efficiency Chart

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 

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.

