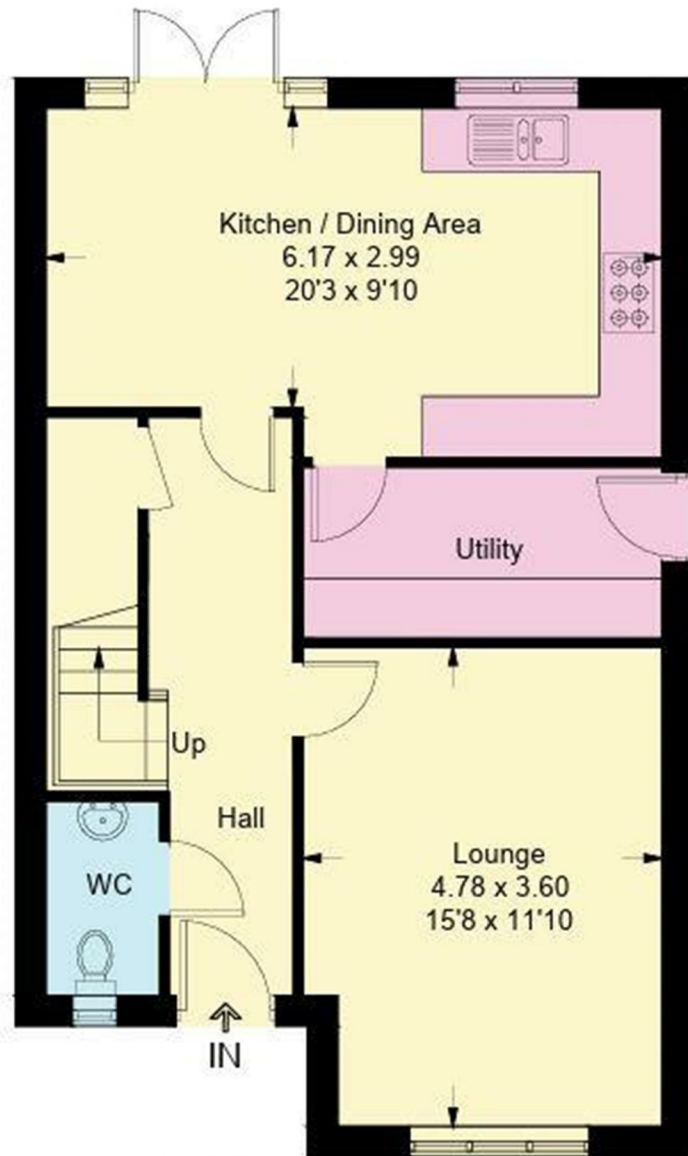


Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft



Ground Floor



First Floor

Gwinllan Clos Gwyn, Tumble, SA14 6HS

£295,000



Davies
CRADDOCK

Plot 1, 2 & 3 Clos Gwyn, Tumble, Llanelli, SA14 6AJ

We are delighted to present for sale Llanerch , Clos Gwyn, set in the convenient location of Tumble , Llanelli.

This four bedroom detached new home set for completion on April 2024 boasts an air sourced heat pump with underfloor heating to the ground floor, solar photovoltaic panels, fully tiled bathrooms, carpeted lounge, stairs and first floor, lawned gardens , paved driveways and boundary fencing throughout.

The development has been conceived by Sauro Homes with a strong local reputation for delivering quality, all homes come with a 10 year NHBC warranty.

The property comprises:

ENTRANCE HALL

WC

LOUNGE

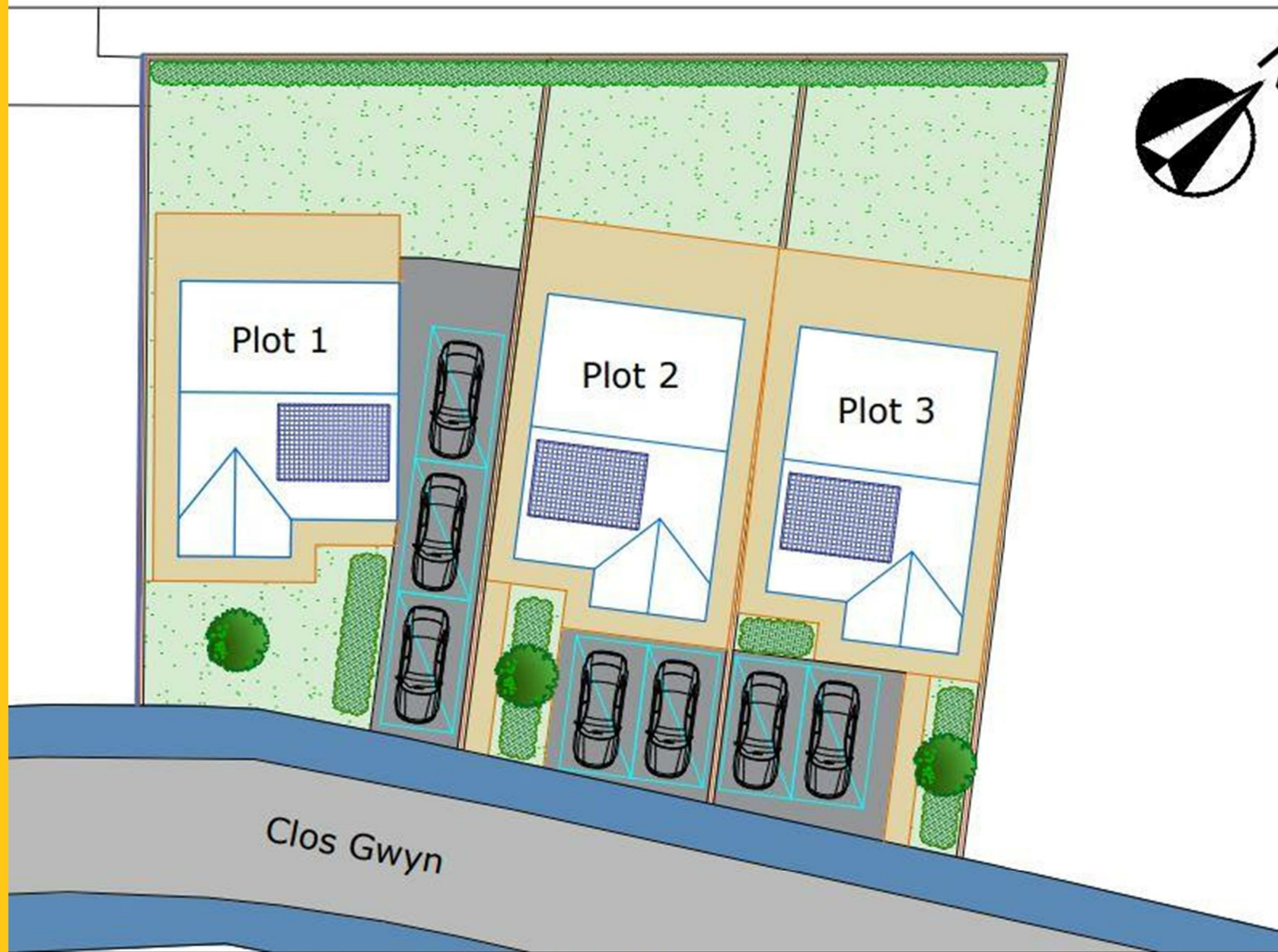
15'8" x 11'9" approx (4.78 x 3.60 approx)

UTILITY

KITCHEN/DINING AREA

20'2" x 9'9" approx (6.17 x 2.99 approx)

FIRST FLOOR

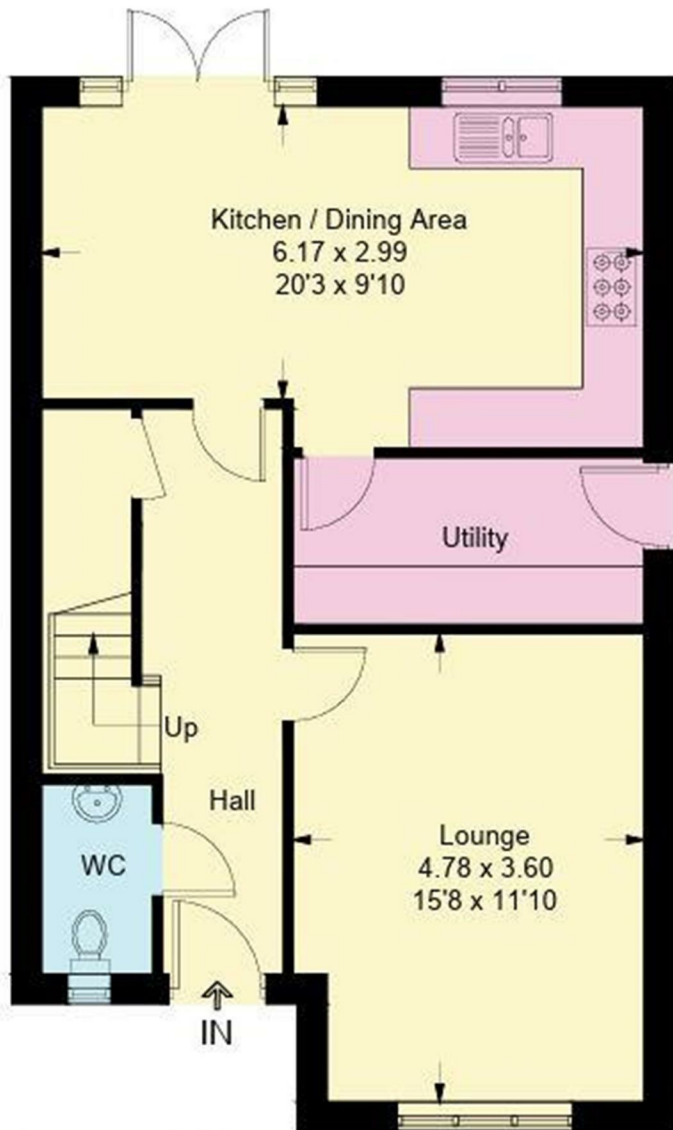


Site Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

Plot 2 & 3 Clos Gwyn, Tumble, Llanelli, SA14 6AJ

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft



Ground Floor



First Floor

LANDING

BATHROOM

MASTER BEDROOM

10'7" x 10'0" approx (3.24 x 3.05 approx)

ENSUITE

BEDROOM TWO

10'6" x 8'5" approx (3.22 x 2.59 approx)

BEDROOM THREE

9'10" x 7'11" approx (3.02 x 2.42 approx)

BEDROOM FOUR

8'5" x 7'4" approx (2.59 x 2.26 approx)

Illustration for identification purposes only, measurements are approximate, not to scale.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Freehold (TBC)
- Detached
- Four Bedrooms
- Air Sourced Heat Pump
- Council Tax Band - TBC
- Approx 118m2
- Available from Approx April 2024
- Solar Photovoltaic Panels
- NHBC 10 Year Warranty
- SAP - B

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 98 |
| (81-91) B | 88 | |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.