



Clos Coed Derwy, Penygroes, Llanelli, SA14

£450,000



Calow Evans  
Estate Agents

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## Clos Coed Derwy, Penygroes, Llanelli, SA14

A modern detached property constructed in 2021 with 8 years new build warranty remaining. This spacious four bedroom property enjoys en-suite facilities to the master bedroom, first floor family bathroom and ground floor WC. The open plan kitchen/dining room opens into a sun-room with bi-folding doors to the rear garden and patio. In addition to the rear garden the property has a parcel of land with gated entrance through the driveway which is ideal for garden enthusiasts, or for those with animals or a potential building plot (stpp).





### **Entrance Hallway:**

Laminate flooring, stairs to first floor.

### **Cloakroom:**

Double glazed obscure window to front, WC, pedestal wash hand basin with splashback tiling, laminate flooring, single panel radiator.

### **Lounge:**

5.21m x 4.09m (17'1" x 8'11"/13'5")

Double glazed window to front, laminate flooring, double panel radiator.





### **Sitting Room:**

4.78m x 2.95m (15'8" x 9'8")

Double glazed window to front, laminate flooring, double panel radiator.

### **Kitchen/Dining Room:**

8.28m x 3.23m (27'2" x 10'7")

Double glazed window to rear, fitted with a range of wall and base units, breakfast bar, 1½ bowl sink unit and draining board, gas hob, electric oven with extractor fan over and stainless steel splashback, integrated dishwasher, downlighters, under stairs storage cupboard, tiled floor, double panel radiator, open-plan to sun-lounge.

### **Sun-Lounge:**

3.58m x 3.3m (11'9" x 10'10")

Double glazed bi-folding doors to side, double glazed windows to side and rear, tiled floor, double panel radiator.



### **Utility Room:**

2.97m x 1.91m (9'9" x 6'3")

Double glazed glass panel door to side, tiled floor, fitted with base units, single bowl sink unit and draining board, plumbing for washing machine, single panel radiator.

### **First Floor Landing:**

Walk-in airing cupboard with shelving also housing gas boiler providing domestic hot water and central heating, single panel radiator, entrance to loft.

### **Master Bedroom:**

4.5m x 4.14m (14'9"/10'10" x 13'7")

Double glazed window to front, double panel radiator.



### **En-Suite:**

Double glazed obscure window to front, WC, pedestal wash hand basin, shower enclosure with tiled splashback, single panel radiator.

### **Bedroom Two:**

4.34m x 3m (14'3" x 9'10")

Double glazed window to front, double panel radiator.

### **Bedroom Three:**

3.96m x 2.95m (13'0" x 9'8")

Double glazed window to rear, double panel radiator.





### **Bedroom Four:**

3.73m x 3.02m (12'3"/8'9" x 9'11")

Double glazed window to rear, double panel radiator.

### **Bathroom:**

2.67m x 2.08m (8'9" x 6'10")

Double glazed obscure window to rear, suit comprises panelled bath, WC, pedestal wash hand basin, shower enclosure with dual shower heads and tiled splashback, single panel radiator.

### **Externally:**

The property is approached via a private driveway which leads to the property also the access to the parcel of land which is included in the sale which offers potential to develop (stpp) or for those animal lovers or garden enthusiasts. There is side driveway and side pedestrian access to the rear garden mainly laid to lawn, paved patio.



### **Parcel Of Land:**

An additional parcel of land is included with gated entrance from the driveway which offers a potential building plot (stpp) or ideal for garden enthusiasts or those with animals.

### **Services:**

We are advised all mains services are connected.

### **Council Tax:**

TBC.



### **Tenure:**

Freehold.

### **Directions:**

From our office in Ammanford proceed to the traffic lights bearing right onto Wind Street. Proceed straight through the traffic lights onto the villages of Penybanc and Tycroes. Take the second right turning after passing the Mountain Gate onto Hendre Road. Go straight through the traffic lights on Capel Hendre Square. Pass the turning for Black Lion Road and continue onto the village of Penygroes. Turn right onto Clos Ael Y Bryn, next right then right again and follow the road all the way down to the end whereby the property entrance driveway will be located on the left hand side.

### **Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied



**Address**

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