



Clos Yr Ysgol, Milo, Llandybie, Ammanford, SA18

From £599,950



Calow Evans  
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## Clos Yr Ysgol, Milo, Llandybie, Ammanford, SA18

### HIGH QUALITY LUXURY HOMES IN STUNNING LOCATION.

An exclusive residential development of six brand new executive homes surrounded by stunning countryside and beautiful views in a semi rural location in Milo, Llandybie. The stylish four bedroom properties offers spacious contemporary accommodation throughout boasting high quality kitchens and bathrooms also retaining the high specifications on fixtures and finishes. Build with Eco-friendly in mind to provide low running costs such as solar panels, air source heating with underfloor heating on the ground floor, triple glazing and very well insulated walls . A galleried landing with a vaulted ceiling, Ash staircase, Quartz worktops and a Butcher's pantry to name a few. Externally a driveway providing ample parking leading to a detached insulated garage with electric door and EV charger. Also a traditional outbuilding with power and lighting.





## Entrance Hallway:

Ash staircase to first floor with glass balustrading, LVT flooring, understairs cupboard housing the manifold system for the underfloor heating.

## Cloakroom:

Triple glazed window to side elevation, WC, wash hand basin in vanity unit, walls tiled to half way.

## Study:

3.96m x 2.79m (13'0" x 9'2" plus window recess)

Triple glazed square bay window to front elevation, downlighters.









### **Open-Plan Kitchen/Family Room:**

0.24m x 5.99m (0.3'6" x 15'11"/19'8")

Triple glazed window to rear, triple glazed French doors and window to side, open-plan contemporary kitchen/family room which is fitted with an extensive range of wall and base units with Quartz worktops, Neff induction hob with extractor fan over, ceramic twin sink unit, wine cooler, integrated dishwasher and bin drawers, kitchen island with Quartz worktops and cupboards, LVT flooring, Butcher's pantry with microwave and spice racks.

### **Sitting Room:**

4.29m x 4.19m (14'1" x 13'9"angled)

Triple glazed dual aspect windows, double doors to kitchen.

### **Utility Room:**

3.4m x 2.29m (11'2" x 7'6")

Triple glazed glass panel door to rear, triple glazed window to side, fitted with base and large ceramic floor.



### **First Floor Gallery Landing:**

Ash banister with glass balustrading, feature display area with large feature window to front elevation, double panel radiator.

### **Master Bedroom:**

5.08m x 3.99m (16'8"/12'9" x 13'1")

Triple glazed square bay window to front elevation, downlighters, double panel radiator.

### **En-Suite:**

2.26m x 1.65m (7'5" x 5'5")

Triple glazed obscure window to side elevation, shower enclosure with dual shower heads and splashback tiling with border tiling to finish, WC, wash hand basin in vanity unit with fixed mirror and lighting, part tiled walls, tiled floor, downlighters, heated towel rail.



### **Bedroom Two:**

3.76m x 2.92m (12'4" x 9'7")

Triple glazed windows to side and front elevation, double panel radiator.

### **En-Suite:**

2.36m x 1.24m (7'9" x 4'1")

Triple glazed obscure window to side elevation, shower enclosure with dual shower heads and tiled splashback, WC, wash hand basin in vanity unit, part tiled walls, downlighters, heated towel rail.

### **Bedroom Three:**

4.29m x 3.76m (14'1" x 12'4")

Triple glazed windows to rear and side elevations, downlighters, double panel radiator.





### Bedroom Four:

3.99m x 3.71m (13'1" x 10'0"/12'2")

Triple glazed window to rear elevation, downlighters, double panel radiator.

### Family Bathroom:

3.12m x 2.46m (10'3" x 8'1")

Triple glazed obscure window to rear elevation, combined WC and wash hand basin, freestanding double ended bath with freestanding shower mixer taps, corner shower enclosure with dual shower heads, tiled splashback and border tiling to finish, walls tiled to ceiling with border tiling, downlighters, tiled floor, heated towel rail.

### Externally:

Enclosed landscaped rear gardens laid to lawn with a natural sandstone patio, Rain Garden with wild flowers, external lighting, detached insulated garage with electric door and external EV charger, power and lighting connected,



### Services:

We are advised all mains services are connected. The road will be adopted with street lighting.

### Tenure:

Freehold.

### Council Tax:

To be confirmed.



### Broadband/Mobile Phone Coverage:

We have been advised full fibre broadband will be available (tbc) and there is mobile phone coverage in the area.

### Specifications:

Marley Solar Panels.

Mitsubishi Air Source Heat Pump.

Triple Glazing.

Full Fibre Broadband.

Cat 6 Cabling To Every Room.

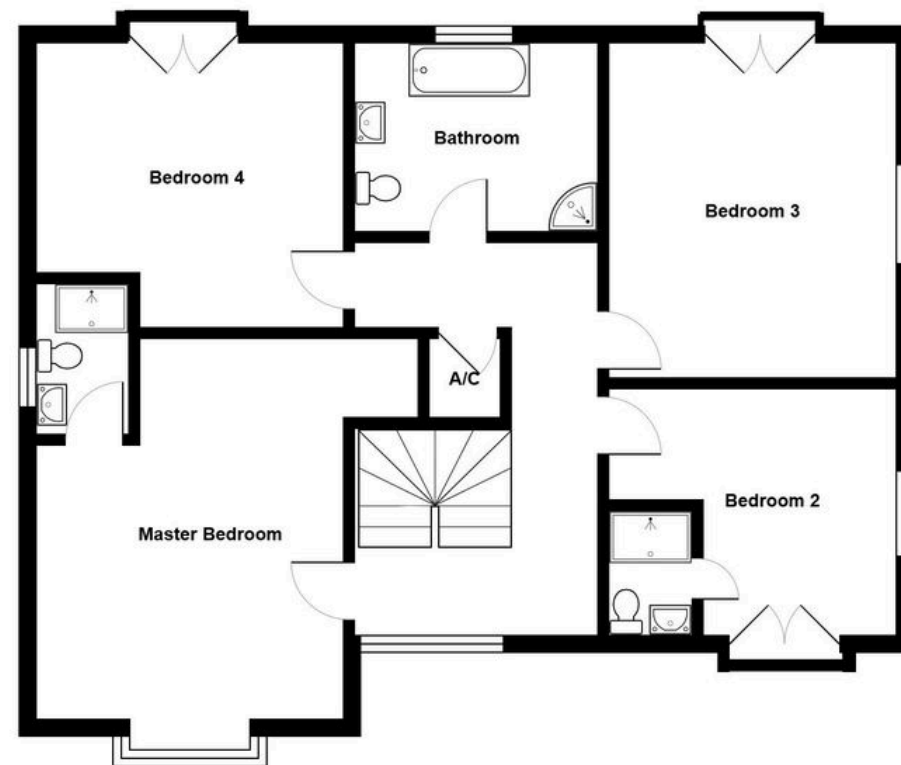
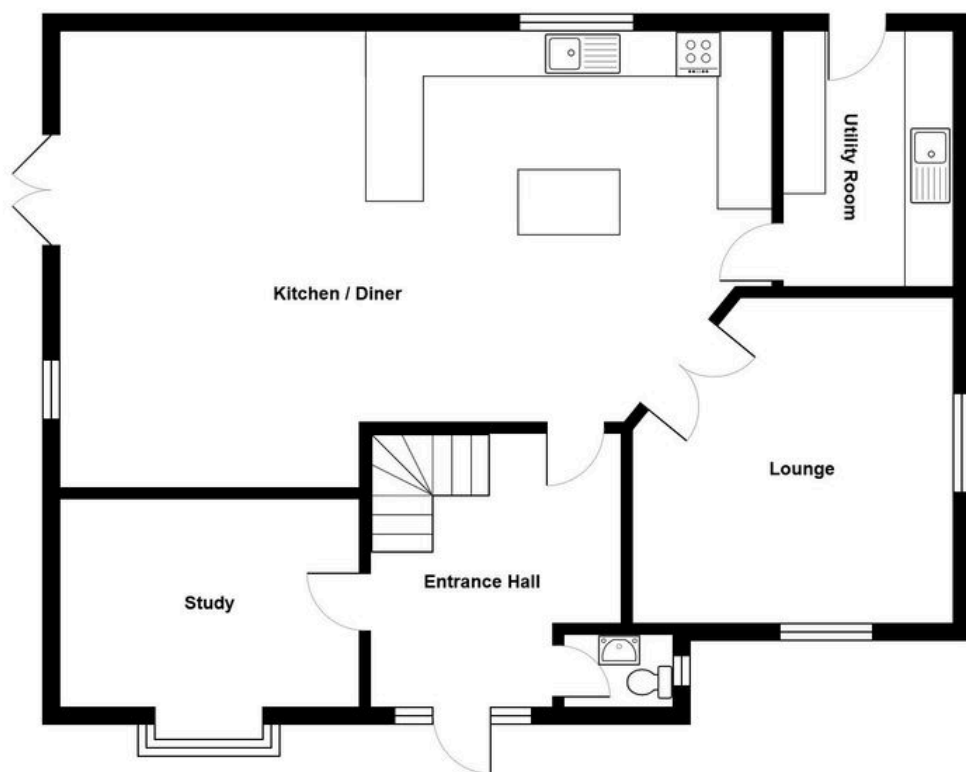
Sprinkler System.

Three Phase Electricity Supply.

Adopted Road With Street Lighting.

Neff Ovens And Hob , Butcher's Pantry.

Quartz Worktops.



All measurements are approximate and for display purposes only



### Address

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### Office Contact

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