



Clos Coed Derw, Penygroes, SA14 7RD

Offers In Region Of £190,000



Calow Evans
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Clos Coed Derw, Penygroes, SA14 7RD

****5 YEAR NEW BUILD WARRANTY REMAINING****

This modern three-bedroom semi-detached home is located in a cul-de-sac in the village of Penygroes. The property features a ground floor cloakroom, a first floor bathroom, and French doors that open onto the rear garden. It is equipped with gas-fired central heating and double glazing. Externally, there is a side driveway and a pleasant enclosed rear garden that boasts an abundance of fruit trees.

The village of Penygroes offers good basic amenities to include a primary school with out of town retailers located at Cross Hands Business Park. Access to the M4 motorway or link roads is via the A48 dual carriageway connection at Cross Hands.





Accommodation:

Lounge

4.88m x 4.57m (16'0" x 15'0"/11'1")

Double glazed window to front elevation, two double panel radiators, laminate flooring, under-stairs storage, stairs to first floor.

Cloakroom

Double glazed window to front, WC, wash hand basin, tiled floor, heated towel rail.





Kitchen/Dining Room

4.55m x 2.97m (14'11" x 9'9")

Double glazed window to rear, double glazed French doors to rear, double panel radiator, fitted with wall & base units, induction hob, electric oven, extractor over, plumbing for washing machine, cupboard housing Worcester gas boiler providing domestic hot water & central heating, tiled floor, downlighters to ceiling.

First Floor Landing

Airing cupboard.

Bedroom One

3.71m x 2.72m (12'2"/11'4" x 8'11")

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



Bedroom Two

2.97m x 2.31m (9'9" x 7'7")

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

Bedroom Three

2.84m x 2.13m (9'4"/6'3" x 7'0")

Double glazed window to rear, double panel radiator.

Bathroom

Double glazed window to side, heated towel rail, suite comprising panelled bath, mains shower over, WC, sink in vanity unit, heated towel rail, part tiled walls, tiled floor.



Externally

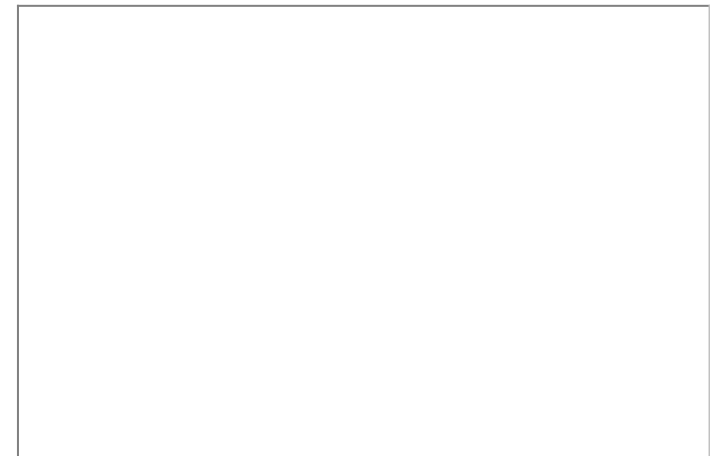
Side driveway, side pedestrian access to an enclosed, fairly level rear garden, paved patio area, lawned area with an abundance of fruit trees, outside tap, external power points, storage shed.

Services

We are advised that mains services are connected.

Tenure

Freehold





Council Tax

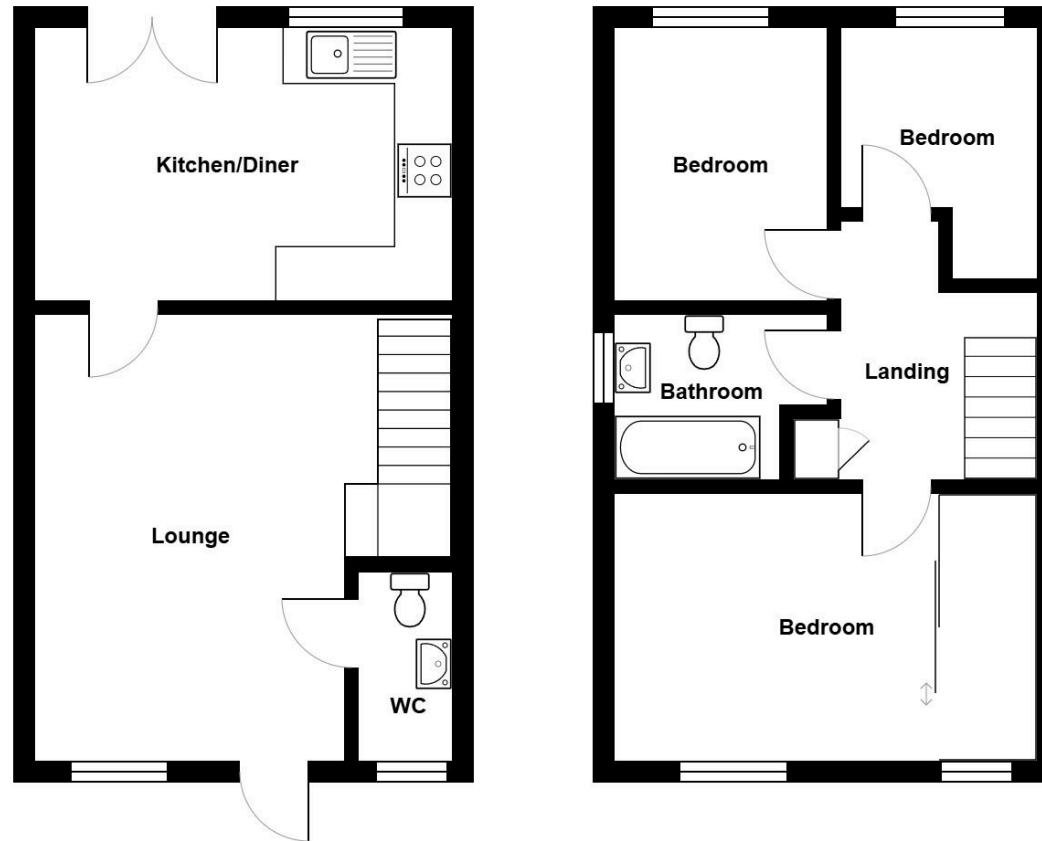
Band C

Broadband/Mobile Phone Coverage

We are advised that super fast broadband & mobile coverage is available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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