



## Clos Y Mametz, £375,000

- Four Bedroom Detached Home
- Living Room & Kitchen Diner
- Adjacent to Newton Village
- Council Tax Band F
- EPC Rating: B



 4  1  1



## About the property

Built by Bellway Homes in 2015 this well presented detached family home is adjacent to the Duck pond and located within close proximity of historical village of Newton Village, beach and choice of schools.

Entrance hallway with cloakroom and stairs to the first floor. At the front of the property is the living room and running along the rear of the house is the kitchen and dining area with access to the garden. On the first floor the master bedroom has an en-suite shower room. There are a further three bedrooms and the family bathroom.

The rear garden is enclosed with a paved patio area and a lawn. At the side of the house is a driveway providing off road parking and a single garage.

Viewing is highly recommended.





## Accommodation

**Hallway**

**Cloakroom**

**Living Room** 18' 1" x 10' 10" ( 5.51m x 3.30m )

**Kitchen & Dining Area** 18' 8" x 12' 3" ( 5.69m x 3.73m )

**Landing**

**Bedroom One** 11' 3" x 10' 8" ( 3.43m x 3.25m )

**En-Suite Shower Room**

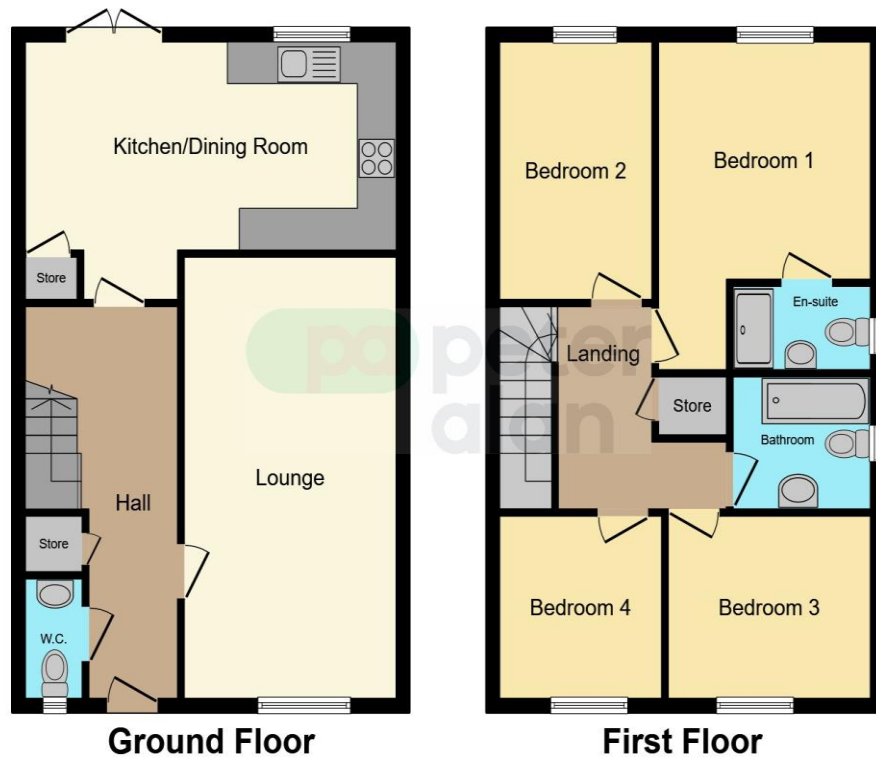
**Bedroom Two** 12' 1" x 7' 8" ( 3.68m x 2.34m )

**Bedroom Three** 10' 2" x 8' 6" ( 3.10m x 2.59m )

**Bedroom Four** 8' 7" x 8' 2" ( 2.62m x 2.49m )

**Family Bathroom**

## Floorplan



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