

# Clos Coed Derw, offers over £220,000

- 7 years left on the new build warranty
- No chain
- Council Tax Band D
- Downstairs W.C
- Low Maintenance Garden
- Close to M4 Links and Amenities
- Great location
- Well presented estate
- EPC Rating: C









# **About the property**

Welcome to this Beautiful Modern Detached family home with a delightful brick-style exterior, located in the sought after area of Penygroes,

Ammandford. Conveniently located with local amenities nearby. There are 7 years left on the Premier New Build Warranty. Viewing is highly recommended..













## **Accommodation**

#### Kitchen/ Diner

14' 8"  $\max x$  10' 2" ( 4.47m  $\max x$  3.10m )

#### Lounge

15' 3" max x 11' 4" ( 4.65m max x 3.45m )

#### W.C

#### Bedroom 1

11' 4" x 8' 3" ( 3.45m x 2.51m )

#### **En-Suite**

#### Bedroom 2

10' 2" x 7' 9" ( 3.10m x 2.36m )

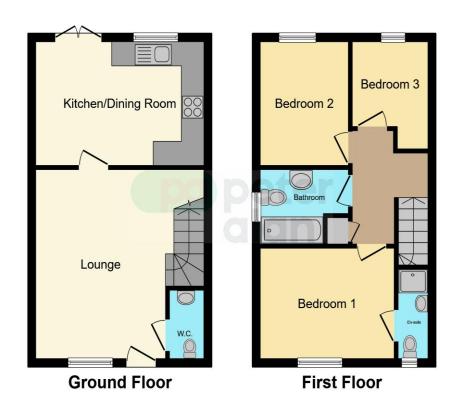
#### Bedroom 3

8' 9" x 6' 8" ( 2.67m x 2.03m )

#### **Bathroom**

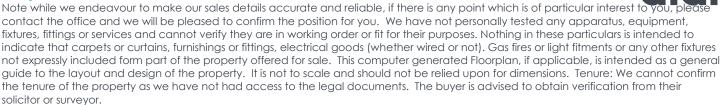


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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