

# Selling with us

## Property Details Approval Form

32 Clos Coed Derw,  
Penygroes, Llanelli, Dyfed,  
SA14 7RD

**Date:** 06 July 2024

**Property Ref and Version:** GOR304834 - 0001

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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£400,000

Tenure: Freehold

## Key Features

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- No Chain
- Freehold
- Bi-fold doors
- 4 Double Bedrooms
- Private Driveway
- Utility room
- New build warranty
- Council Tax E
- EPC Rating: B

## Short Description

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Welcome to your dream home - a stunning 4-bedroom detached house that redefines modern comfort and luxury living.

## Long Description

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Welcome to a Beautiful, Modern Detached 4 Bedroom Property In The village of Penygroes, Ammanford. This property offers a private driveway and a great rear garden providing a serene outdoor space for relaxation whilst providing the convenience of parking on the private driveway, making coming home a breeze. The property benefits from downstairs Cloakroom, Kitchen, Lounge, Sitting Area, Sun-Lounge and Utility on the Ground Floor. The first floor provides 4 spacious bedrooms and a En-suite in the master bedroom and Family Bathroom. This property is one with character, and would make the perfect home! Don't Miss Out And Call The Office For Viewings/ Enquires...

## Directions

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## Agent Note

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## Room Description

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### W.C

### Lounge

17' 1" x 8' 11" ( 5.21m x 2.72m )

### 2nd Lounge

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

### Kitchen/Diner

27' 1" x 10' 7" ( 8.26m x 3.23m )

### Sun Lounge

### Utility Room

9' 10" x 6' 3" ( 3.00m x 1.91m )

### Bedroom 1

14' 9" x 10' 10" ( 4.50m x 3.30m )

### En-Suite

### Bedroom 2

14' 2" x 9' 9" ( 4.32m x 2.97m )

### Bedroom 3

13' 1" x 9' 9" ( 3.99m x 2.97m )

### Bedroom 4

9' 10" x 8' 10" ( 3.00m x 2.69m )

### Bathroom

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## Property Images



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## Property Images

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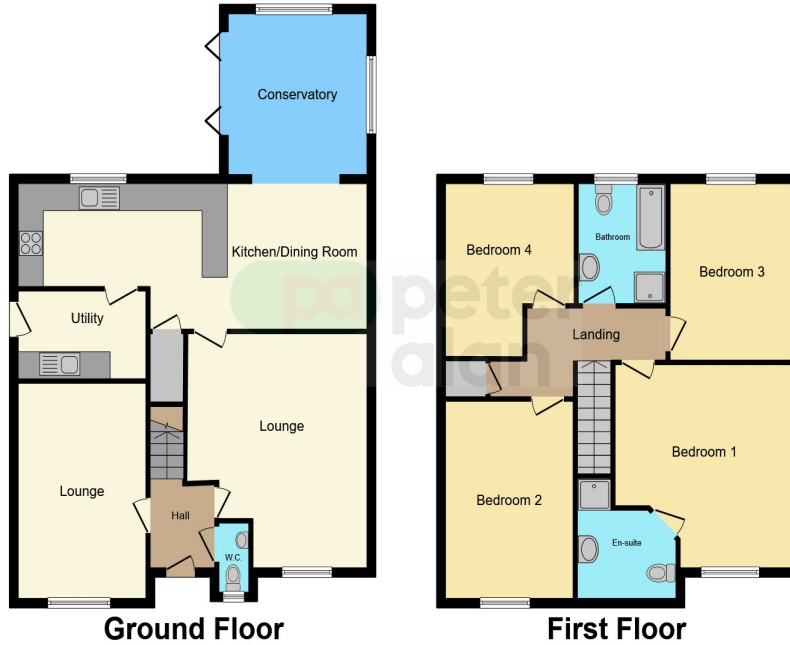


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## Floor Plan



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

## Approval

	Signature	Date
Aimee Thomas		
Mr D. Rourke		