



Clos Coed Derw, offers over £390,000

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



 4  2  1



About the property

Introducing this stunning 4-bedroom detached new build property in Penygroes, Ammanford; an exceptional family home that combines contemporary design with spacious, versatile living spaces. This beautifully crafted residence offers the perfect balance of luxury, comfort and practicality, making it an ideal choice for modern family living.

As you approach the property, you are greeted by a large gated driveway providing ample off-road parking. Upon entering, you have the W/C, and two generous sized lounges offering space for family relaxation, and plenty of space for large seating arrangements, or even a playroom or home office. The property also benefits from a large open-plan kitchen-dining area with the addition of a breakfast bar seating area, perfect for every day and entertaining guests. The property also comes with a separate utility room. The kitchen leads on to the conservatory overlooking the garden. Upstairs, find 4 double bedrooms providing comfort and privacy, with the master benefiting from an en-suite. The family bathroom is thoughtfully designed, with a separate shower and bath. The rear garden is perfect for family gatherings or outdoor seating, and wraps around the entirety of the property. This property offers the perfect blend of style and convenience. Viewing is highly recommended. Please call the office today on 01792894422.

Accommodation

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

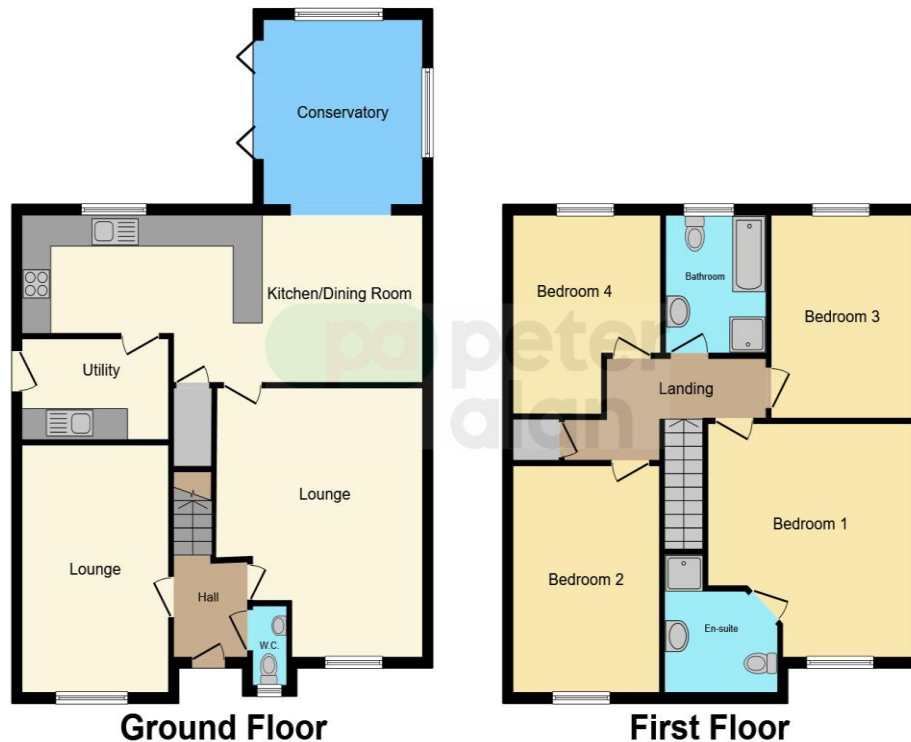
13' 1" x 9' 9" (3.99m x 2.97m)

Bedroom 4

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

Bathroom

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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