



3 bedroom home
The Derwent Corner

Made for modern living, the Derwent Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite, plus there's a good-sized family bathroom and further storage cupboard.



GROUND FLOOR 1ST FLOOR

Please note that elevation treatments and architectural finishes may vary from plan to plan. The specific information will be confirmed on your instruction. Check the floor plan for dimensions and area. This information is for guidance only and does not form any part of any contract or certificate of sale. All figures are in metric units and may vary. These plans are not drawn to scale and window positions may vary. Room dimensions are subject to a 1% tolerance. All dimensions are based on the maximum dimensions of each room. Plans are not to scale. Plans are for the typical situation, room dimensions and external factors. The floor plan is a guide only and does not represent the actual construction and development.

99
The Derwent Corner EPC 8



Parc Cerrig Heol Cae Pown, Cefneithin, Llanelli, SA14 7BZ

Offers in the region of £279,995

Made for modern living, the Derwent Corner is a popular three bedroom home which benefits from a stylish modern kitchen/diner with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite, plus there is a good size family bathroom and further storage cupboard.

Ground Floor

Entrance door to

Entrance Hall

with stairs to first floor and under stairs cupboard.

WC

Lounge

12'0" x 12'11" (3.68 x 3.94)

with uPVC double glazed window to front.

Kitchen/Diner

9'3" x 18'0" (2.84 x 5.51)

with under stairs cupboard, fully fitted kitchen with a choice of doors and laminate workshop with up stands to match (depending on build stage), plumbing for automatic washing machine, stainless steel single electric oven, gas hob with extractor over. Choice of colours or stainless steel splash back. uPVC double glazed window and French doors to rear.

Utility Room

with built in cupboard and door to side.

First Floor

Landing

with built in cupboard

Bedroom 1

10'7" x 12'11" (3.25 x 3.94)

with uPVC double glazed window to front.

En Suite

with uPVC double glazed window to front and side.

Bedroom 2

9'6" x 9'7" (2.90 x 2.93)

with uPVC double glazed window to rear.

Bedroom 3

9'6" x 8'2" (2.90 x 2.49)

with uPVC double glazed window to side and rear.

Bathroom

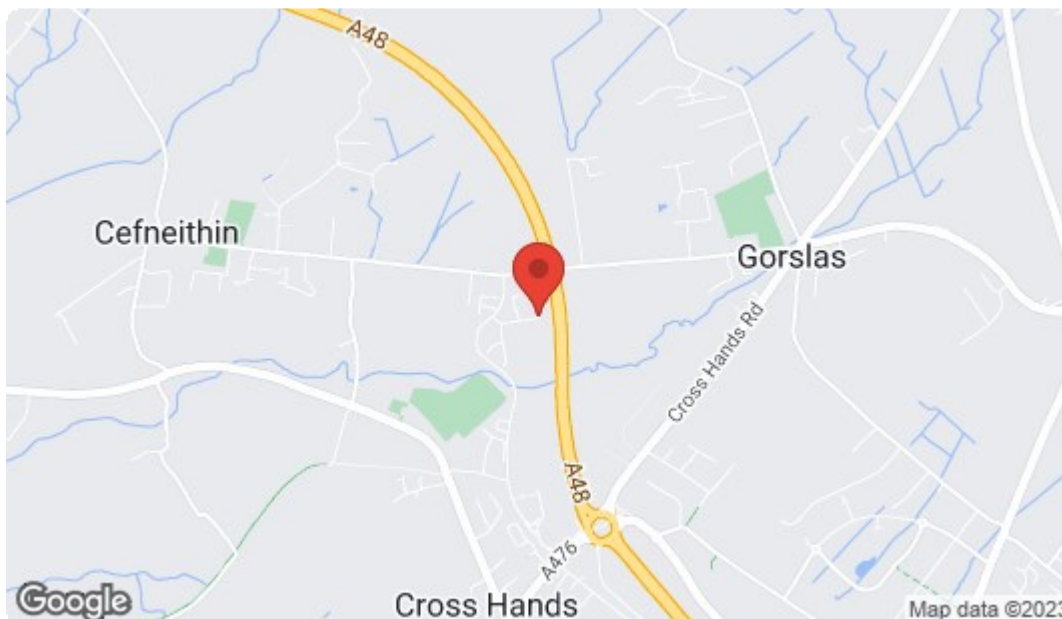
with uPVC double glazed window to side.

Outside

with surrounding gardens and enclosed rear garden.

Services

Mains gas, electricity, water and drainage.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.