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Clos Coed Derw, Penygroes Llanelli

offers in the region of £725,000

 peter  
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## About the property

Built in 2022, this outstanding four-bedroom detached new-build property offers modern living on an impressive scale and is presented in immaculate, move-in-ready condition. Set within a highly desirable area of Llanelli, this home is ideal for families, professionals, or investors seeking both quality and future potential.

The property benefits from a brand-new, expansive driveway providing parking for six or more vehicles, making it perfect for larger households or those requiring ample off-road parking.

Internally, the home is finished to a high contemporary standard throughout, offering spacious, light-filled accommodation designed for modern lifestyles. The layout is practical yet stylish, with generous room sizes and a seamless flow ideal for both everyday living and entertaining.

A standout feature of this property is the massive plot of land it sits on, which not only enhances privacy and outdoor space but also comes with planning permission for a bungalow and additional development opportunities, offering exceptional scope for future expansion or investment (PL/08499).

Combining modern construction, substantial grounds, and development potential, this is a rare opportunity to secure a premium home with long-term value in a sought-after Llanelli location.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge 1

15' 10" x 9' 9" ( 4.83m x 2.97m )

#### Lounge2

17' 2" x 13' 5" ( 5.23m x 4.09m )

#### Kitchen/ Dining Room

27' 3" Max x 10' 8" Max ( 8.31m Max x 3.25m Max )

#### Conservatory

11' 9" x 10' 11" ( 3.58m x 3.33m )

#### Utility

9' 9" x 6' 4" ( 2.97m x 1.93m )





## First Floor

### Landing

### Bedroom One

16' 2" Max x 13' 7" Max ( 4.93m Max x 4.14m Max )

### En Suite

9' 1" Max x 7' 7" Max ( 2.77m Max x 2.31m Max )

### Bedroom Two

14' 4" x 9' 11" ( 4.37m x 3.02m )

### Bedroom Three

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

### Bedroom Four

12' 4" Max x 10' 1" Max ( 3.76m Max x 3.07m Max )

### Bathroom

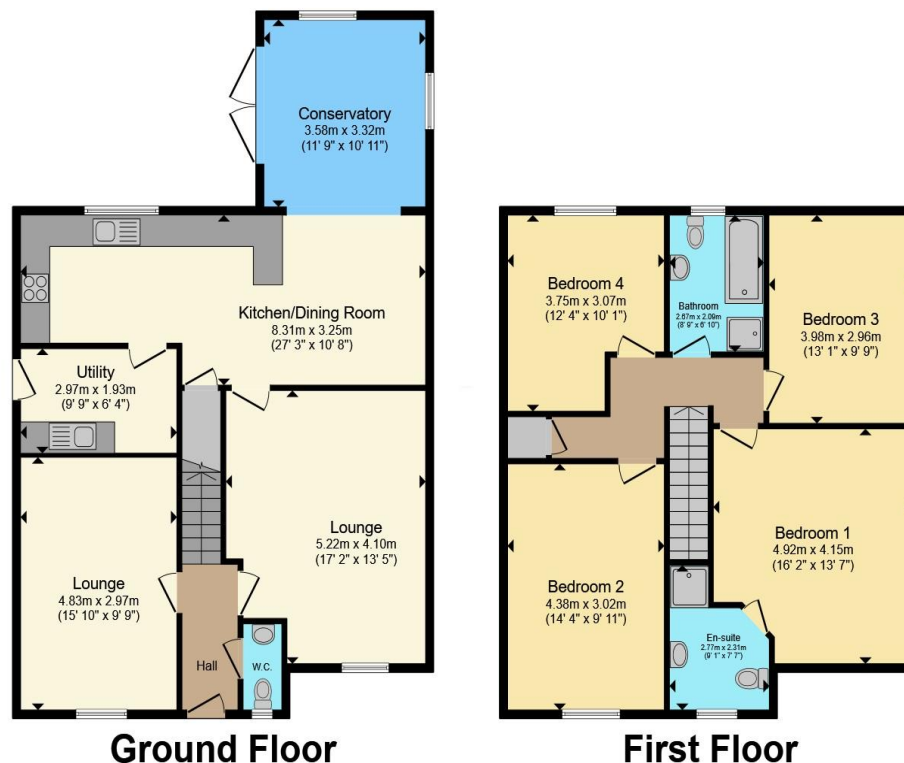
8' 9" x 6' 10" ( 2.67m x 2.08m )





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Total floor area 164.4 m<sup>2</sup> (1,770 sq.ft.) approx

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