

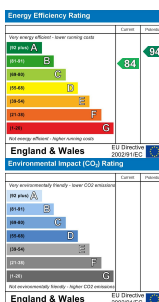


2 Maes Y Cwrt, Pembrey, Burry Port, Carmarthenshire, SA16 0FL

- Detached New Build Property
- Four Bedrooms- Master with En-suite Shower-room
- Immaculately Presented "Turn-key" Property
- Driveway & Garage
- EPC RATING B. COUNCIL TAX BAND E.
- Two Reception Rooms & Add-on Home Office
- Downstairs Cloakroom, Bathroom & En-suite Shower-room
- Front & Rear Enclosed Landscaped Garden
- Top Of The Must View List!
- east facing garden majority of sun @ some points in the day

£365,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

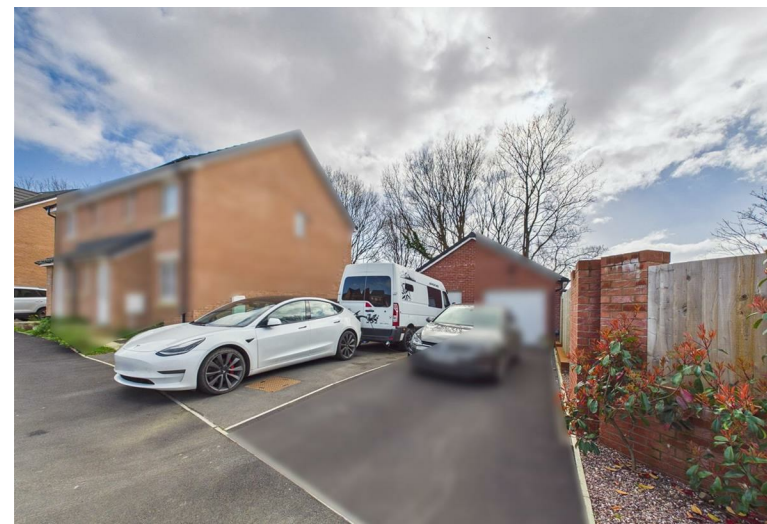
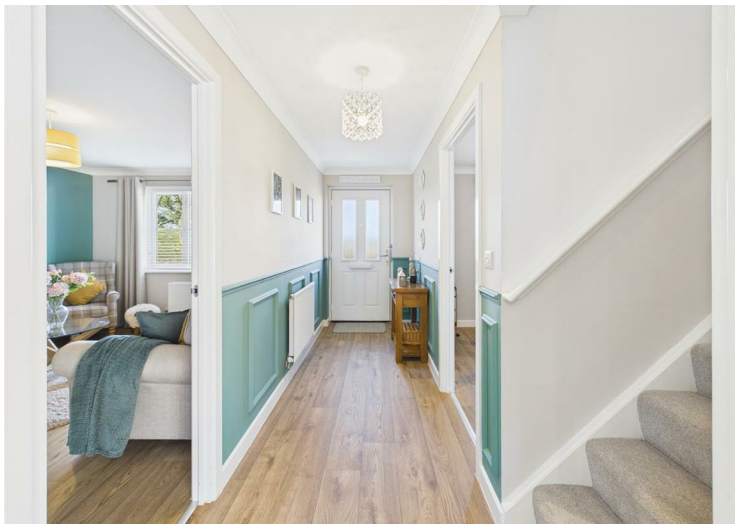
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on SC/SC/0326/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Situated in the sought after and newly built estate of "Maes Y Cwrt", we have immense pleasure in offering for sale this immaculately presented, four bedroom detached home. An exceptional example of "turn key" and ready to dazzle the lucky purchaser both internally and externally, with beautiful kerb appeal and the most modern interior with many extra features this superior property has everything for all the family. Viewing is highly recommend for you to appreciate the size, location and presentation, so call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, dining/sitting room, understairs storage cupboard, lounge, kitchen/diner, utility room, cloakroom, home office/cwtch, landing, storage cupboard, bathroom, four bedrooms-master with an en-suite shower room. Externally, open aspect frontage that comprises of a paved path and decorative chipping borders with shrubs that overlooks a green. Decorative chippings to the side garden and secure gated access into the rear garden which is immaculately presented and landscaped with a mixture of astro lawn and two separate patio areas. To the rear of the property is a garage which has electric and lights connected and a driveway for two vehicles.

..AGENTS VIEWING NOTES

KEY INFORMATION Timber-framed. Built in 2023, with NHBC warranty (10 years from the date of being signed off). Garden office room was added in 2025. Mains gas, water, electric and sewerage connected. Council tax band E. There are restrictive covenants and easements on the title, we have a copy on file. There is a maintenance company charge which the vendors pay £198.45 per year for maintenance of the site (All houses on this estate pay this an will be payable once the site is completed). For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (900 Mbps), Mobile availability- Full coverage for O2 and Three. variable phone coverage for Vodaphone and EE. From the information currently available to the Coal Authority, a mining report is

recommended for this property. ***Please note : The site is still in the process of being built. ***

HALLWAY

LOUNGE

SITTING ROOM/DINING ROOM

KITCHEN/DINER

UTILITY

CLOAKROOM

HOME OFFICE

LANDING

STORAGE CUPBOARD

BATHROOM

BEDROOM 1

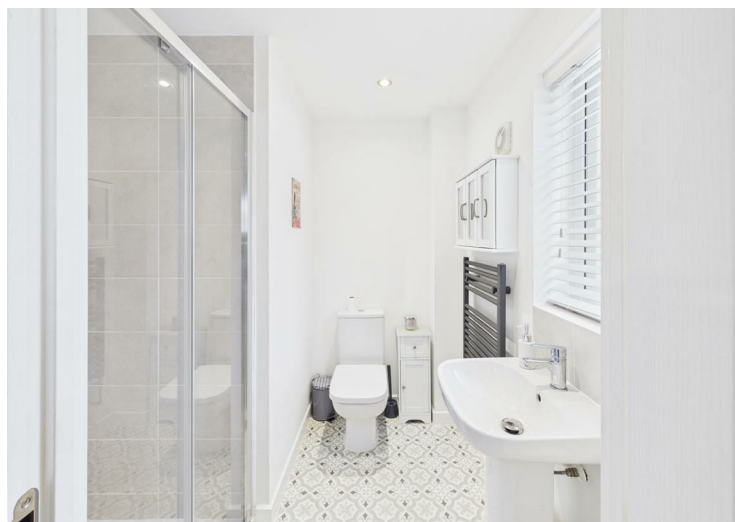
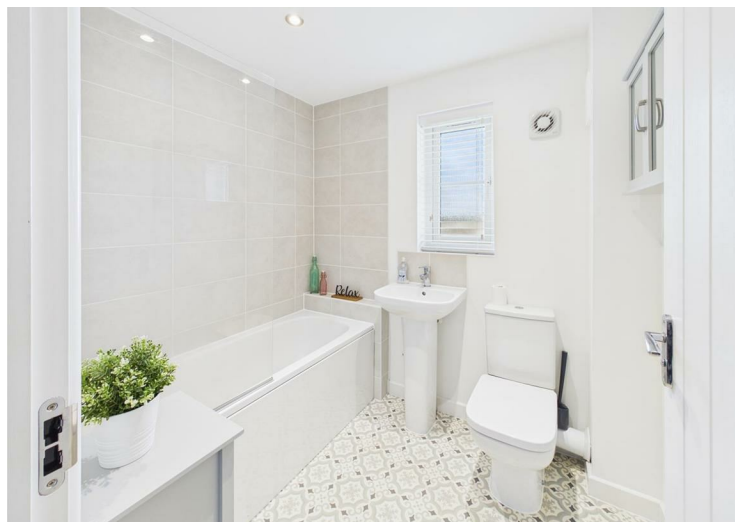
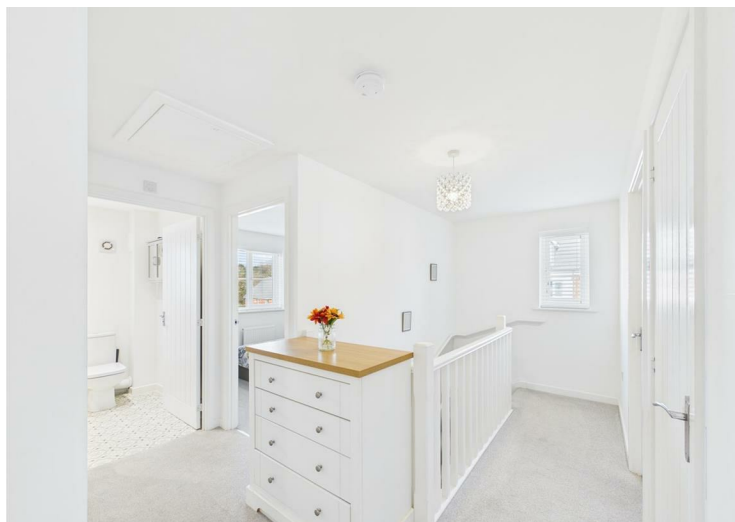
EN-SUITE CLOAKROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.