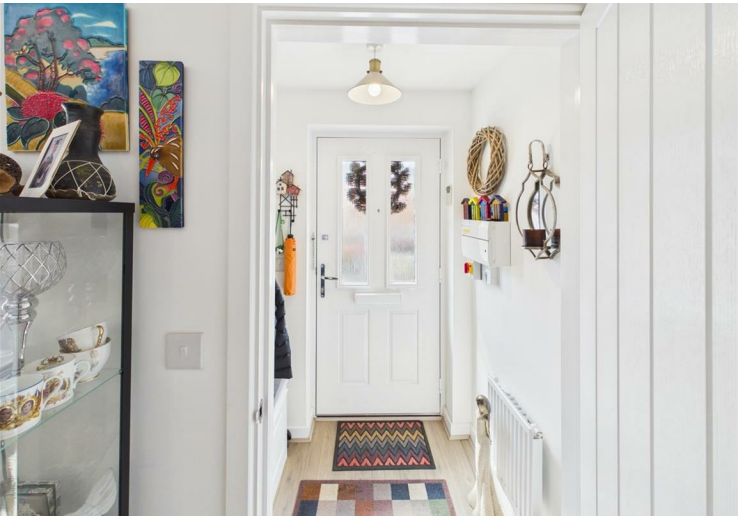




Are you wanting to experience modern living at it's best then take a look at what this property can offer you! Situated in the sought after and newly built estate of "Maes Y Cwrt", we here at West Wales Properties are pleased to offer for sale this well-presented, three bedroom detached home. Viewing is highly recommended for you to appreciate what's behind the door of number 63, from the size, location and presentation so call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Entrance hall, lounge, inner hallway, cloakroom, kitchen/diner, storage cupboard, landing, airing cupboard, bathroom, three double bedrooms with master having an en-suite shower-room. Externally, to the front driveway leading to a garage with two separate storage areas to the eaves. To the rear, a stunning landscaped garden with no expense spared form the extra drainage to the beautifully laid porcelain tiles and astro-lawn. A perfectly positioned plot to enjoy those long sunny days!

..AGENTS VIEWING NOTES

KEY INFORMATION Timber-framed.
Built in 2025 with NHBC warranty (10 years from the date of being signed off). Mains gas, water, electric and sewerage connected. Council tax band D There are restrictive covenants and easements on the title, we have a copy on file. Solar panels at the front, awaiting documentation from the vendor. 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. ***
WHAT3WORDS///violinist.boating.emerald

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

HALLWAY

LOUNGE

INNER HALLWAY

CLOAKROOM

KITCHEN/DINER

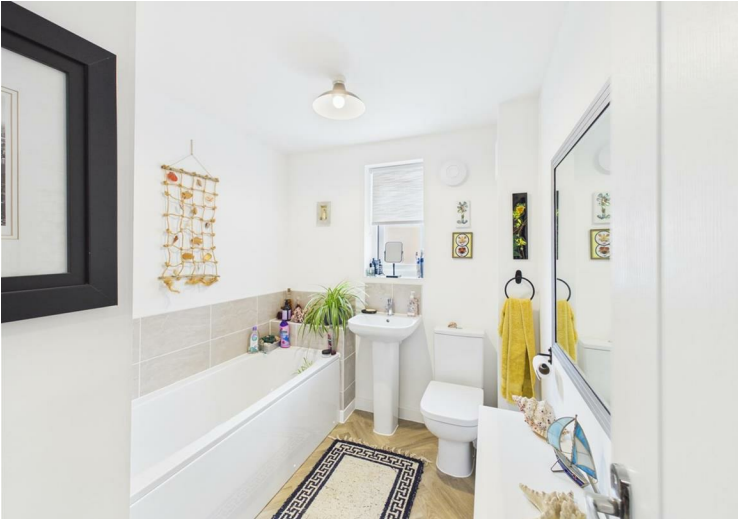
STORAGE CUPBOARD

LANDING

BATHROOM

AIRING CUPBOARD

BEDROOM 1



DIRECTIONS

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