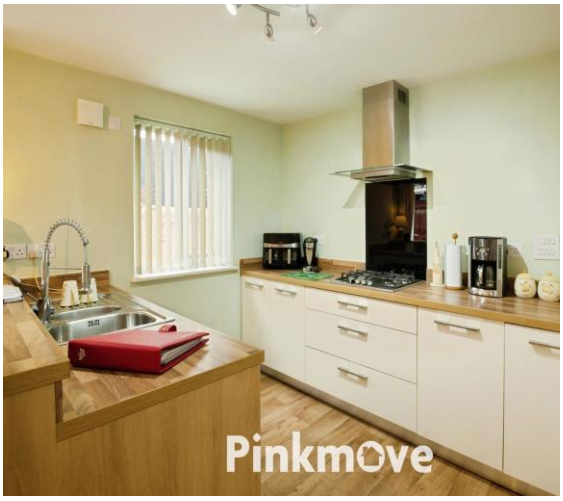


Clos Y Felin,

guide price £410,000 - £420,000

- Four-bedroom detached family home
- Sought-after Clos Y Felin development, New Inn
- Modern open-plan kitchen/dining room
- Principal bedroom with en-suite shower room
- Ground floor WC and family bathroom
- Landscaped rear garden with covered entertaining area
- Detached garage and driveway parking
- EPC Rating: C



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01633 746088
team@pinkmove.co.uk



About the property

Situated on the sought-after Clos Y Felin development in New Inn, this beautifully presented detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families looking to settle in a popular residential location.

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a generous lounge perfect for relaxing evenings, and a stunning open-plan kitchen/dining room spanning the width of the property. The contemporary kitchen is fitted with a range of modern units and provides ample space for family dining and entertaining, with doors opening out to the rear garden.

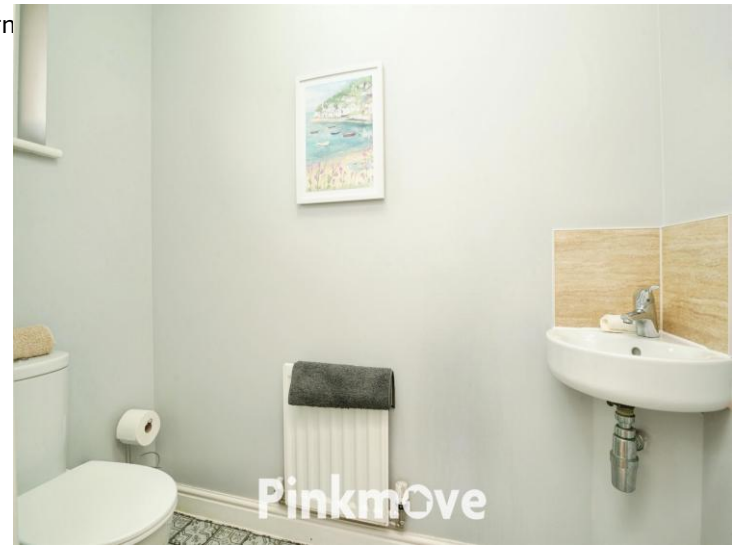
To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, along with a modern family bathroom serving the remaining bedrooms. Externally, the property continues to impress with a beautifully landscaped and low-maintenance rear garden, designed for both relaxation and entertaining. A substantial covered seating area provides the perfect space for year-round outdoor dining, social gatherings or simply unwinding, while the level artificial lawn creates an attractive and practical family-friendly space. To the front, a driveway provides off-road parking and leads to a detached garage.





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Accommodation

Lounge
17' 4" x 11' 3" (5.28m x 3.43m)

Kitchen/Dining Room
19' 1" x 11' 7" (5.82m x 3.53m)

Wc

Bedroom 1
12' 9" x 10' 4" (3.89m x 3.15m)

En-Suite
7' x 4' 4" (2.13m x 1.32m)

Bedroom 2
10' 11" x 9' 4" (3.33m x 2.84m)

Bedroom 3
8' 6" x 8' (2.59m x 2.44m)

Bedroom 4
8' 8" x 6' 11" (2.64m x 2.11m)

Bathroom
6' 2" x 5' 7" (1.88m x 1.70m)

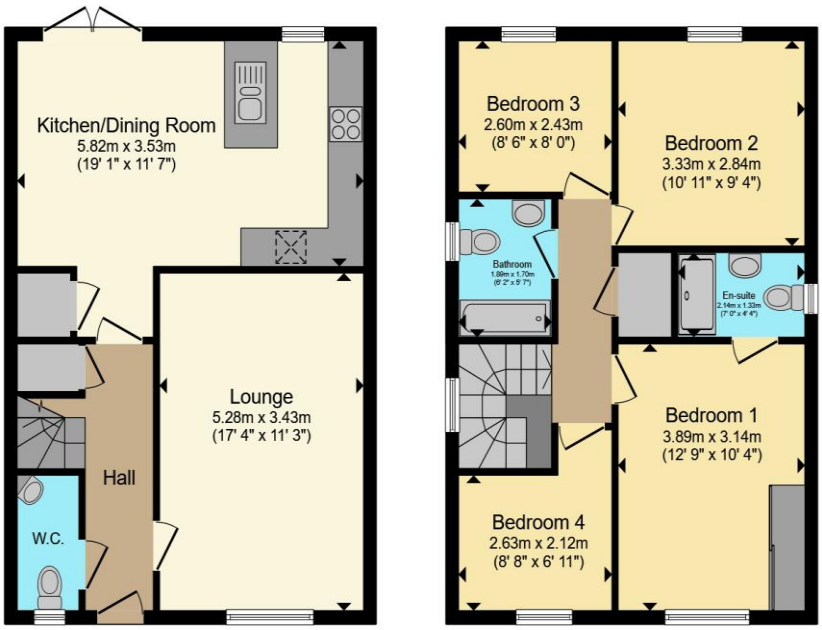
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 103.7 sq.m. (1,116 sq.ft.) approx

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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