



Clos Coed Derw, £245,000

- Modern Three Bedroom Detached Home
- Popular Penygroes Location
- Spacious and Well Presented Accommodation
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Driveway Parking for Two Vehicles
- EPC Rating: B



 3  1  1



About the property

Situated within a popular modern development in Penygroes, this impressive three-bedroom detached home offers contemporary living, excellent presentation throughout, and a layout perfectly suited to modern family life.

The accommodation is bright and well-proportioned, providing a comfortable space to relax and unwind. To the rear, the stylish kitchen/dining room serves as the heart of the home, offering ample space for family meals and entertaining, while a convenient cloakroom/WC completes the ground floor.

Upstairs, the property features three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room, together with a modern family bathroom.

Externally, the home enjoys a private, low-maintenance rear garden, ideal for outdoor dining and summer gatherings. A driveway to the front provides off-road parking for two vehicles.

Conveniently positioned within easy reach of local schools, shops, parks and everyday amenities, the property also offers excellent transport connections to Llanelli, Cross Hands and the M4 corridor, making it an excellent choice for growing families, professionals and first-time buyers seeking a move-in-ready home.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Ground Floor

Lounge

14' 4" x 12' 11" (4.37m x 3.94m)

Kitchen

17' 7" Max x 9' 5" Max (5.36m Max x 2.87m Max)

W/C

First Floor

Landing

Bathroom

10' 11" Max x 5' 11" Max (3.33m Max x 1.80m Max)

Bedroom One

10' 11" x 8' 7" (3.33m x 2.62m)

Ensuite

6' 5" Max x 5' 5" Max (1.96m Max x 1.65m Max)

Bedroom Two

9' Max x 9' Max (2.74m Max x 2.74m Max)

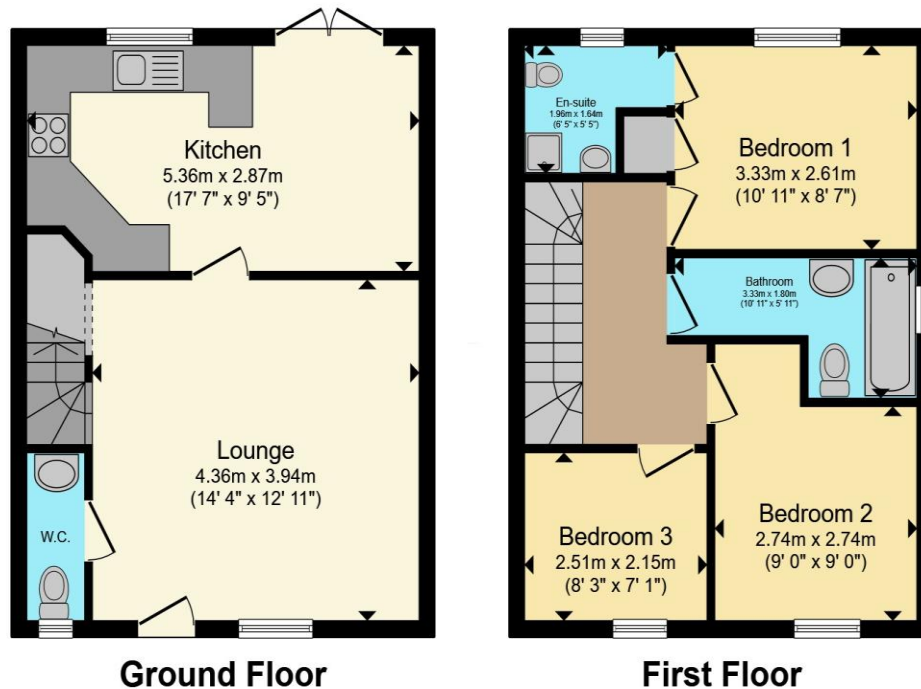
Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

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Floorplan



Total floor area 79.2 m² (853 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.propertybox.io



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