



Clos Coed Derw, offers in the region of £475,000

- Detached Home
- Four Spacious Bedrooms
- Enclosed Driveway for Several Vehicles
- Ideal Family Home or Investment Opportunity
- Mains Gas Central Heating
- EPC Rating: B



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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.

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

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)

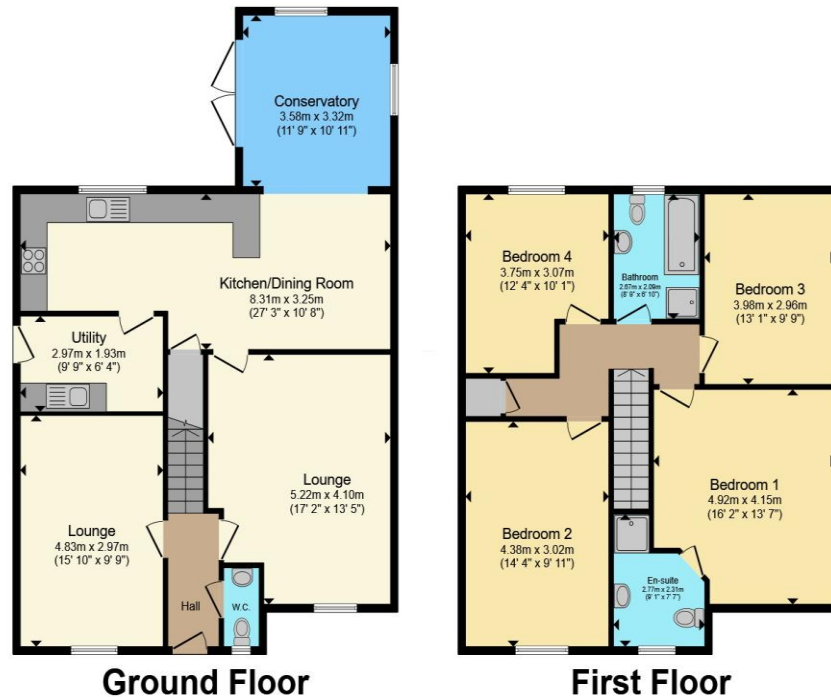
Bathroom

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

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Floorplan



Total floor area 164.4 m² (1,770 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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Important Information

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