

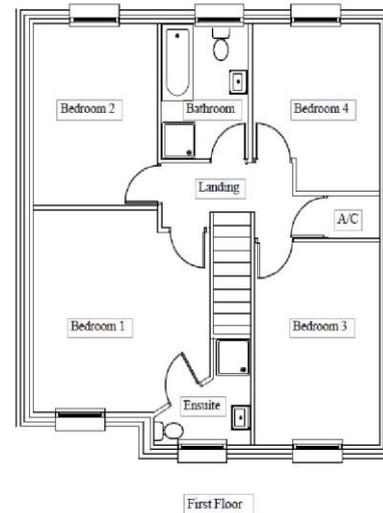
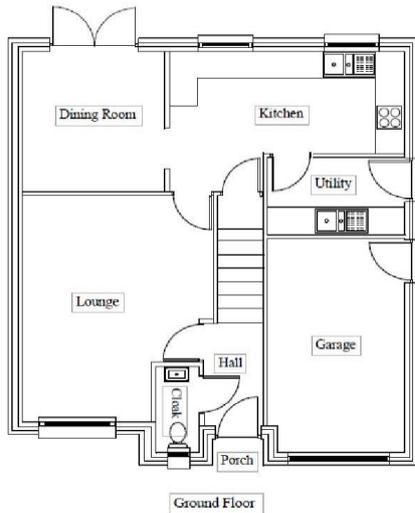


£245,000
freehold

Clos Coed Derw, Penygroes SA14 7RD

- EPC Rating: Exempt
- Brand New Built Detached House
- Fitted Kitchen with Utility Room
- Lounge, Dining Room and Downstairs Cloakroom
- Four Double Bedrooms





About The Property

Clos Coed Derw is a new estate of four and three bed detached and semi detached homes, being built by Delane Developments located close to junction 49 on the M4, midway between Swansea and Carmarthen and within easy reach of the nearby conurbations of Crosshands, Ammanford and Llanelli.

With easy access to local amenities and some houses having open aspects and views to the local countryside, Clos Coed Derw provides the ideal location for your new family home.

All homes are being offered with a range of flexible mortgage options, including the Welsh Governments 'Help to Buy Wales' shared equity scheme requiring only a 5% deposit. Every home is also covered by a Premier 10 year guarantee. Clos Coed Derw provides the ideal location for your new home and are competitively priced with individually tailored packages that makes owning a Clos Derw home an affordable reality.

For further information on this exciting development please contact our Gorseinon branch on 01792 894 422

Accommodation

Entrance Hall Cloakroom

6' 1" x 3' 3" (1.85m x 0.99m)

Lounge

17' 3" x 13' 9" (5.26m x 4.19m)

Kitchen

10' 9" x 16' 10" (3.28m x 5.13m)

Dining Area

10' 9" x 10' 4" (3.28m x 3.15m)

Utility

5' 7" x 10' (1.70m x 3.05m)

Landing

Bedroom One
14' 10" x 13' 10" (4.52m x 4.22m)

En-Suite

Bedroom Two
14' 10" x 9' 11" (4.52m x 3.02m)

Bedroom Three

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom Four

12' 6" x 10' 1" (3.81m x 3.07m)

Bathroom

9' x 6' 7" (2.74m x 2.01m)

Garage

16' 5" x 9' 9" (5.00m x 2.97m)

Additional Information

*Please note that the external/internal images and floor plans of the property are for example purposes only and may not be the that of the actual property shown. Internal inspection of each property is required to ascertain the exact internal layout and facilities.

Help To Buy - Wales

Help to Buy - Wales allows eligible purchasers to buy new-build homes with assistance from the Welsh Government.

Help to Buy - Wales shared equity loans are available to both first-time buyers and home movers wishing to purchase new-build homes worth up to £300,000.

Buyers need to contribute a deposit equal to 5% of the property price.

The Welsh Government (through Help to Buy (Wales) Ltd) will fund up to 20% of the purchase price.

Buyers will then need to secure a mortgage to cover the remaining balance.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.