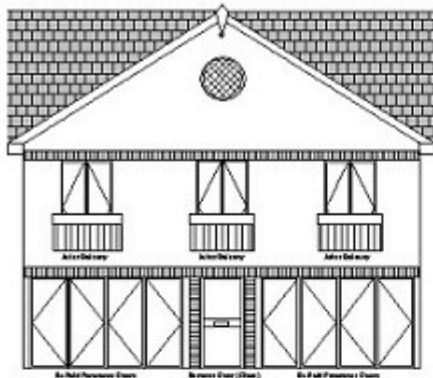




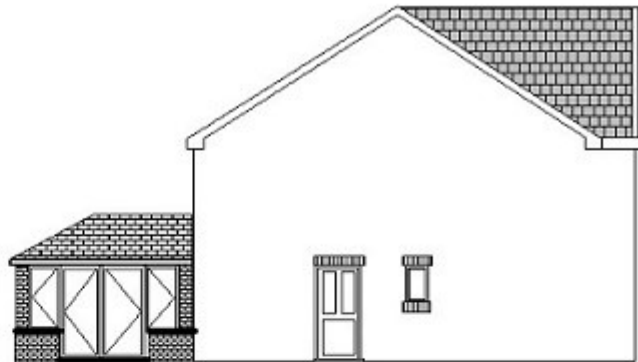
Delane Developments are pleased to offer

Plot 32 Clos Coed Derw, Penygroes - POA

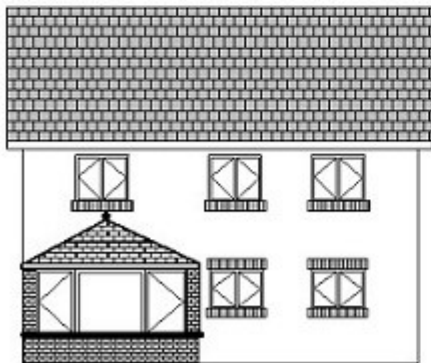
**An unique New detached 4 double bedroom detached house
Detached double garage with approx. 0.5 acre side paddock**



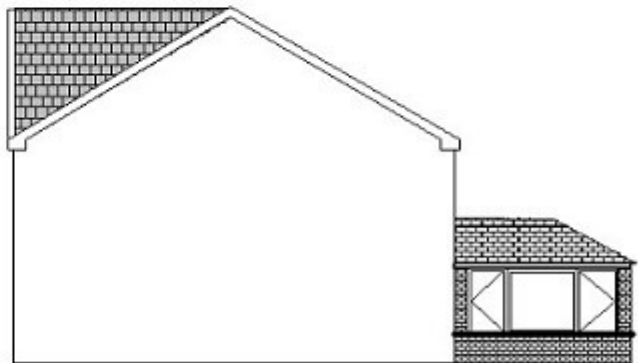
Front Elevation



Side Elevation (LH)



Rear Elevation



Side Elevation (RH)

Key Features

- Four Double Bedrooms
- Master Bedroom with Ensuite
- Fully Fitted Kitchen with Utility Room
- Double External Garage
- Rear Garden & Patio
- Gas Central Heating
- Freehold
- Viewing Recommended by appointment
- Excellent Village Location with good access to M4

DESCRIPTION - Delane Developments are delighted to offer For Sale a Detached House located on a new development situated in the Village of Penygroes, within easy access to the A48/M4, Crosshands Business Park & Retail Park. Offering spacious accommodation with the benefit of Integral Garage, uPVC Double Glazing & Gas Central Heating. Premier 10 year guarantee.

Ground Floor

Entrance Hall

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

Lounge 1 – to be confirmed

Lounge 2 - 17' 3" x 13' 9" (5.26m x 4.19m)

Kitchen / Breakfast Room - 10' 9" x 16' 10" (3.28m x 5.13m)

Dining Area - 10' 9" x 10' 4" (3.28m x 3.15m)

Utility Room - 5' 7" x 10' 1" (1.7m x 3.07m)

First Floor

Landing

Master Bedroom - 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)

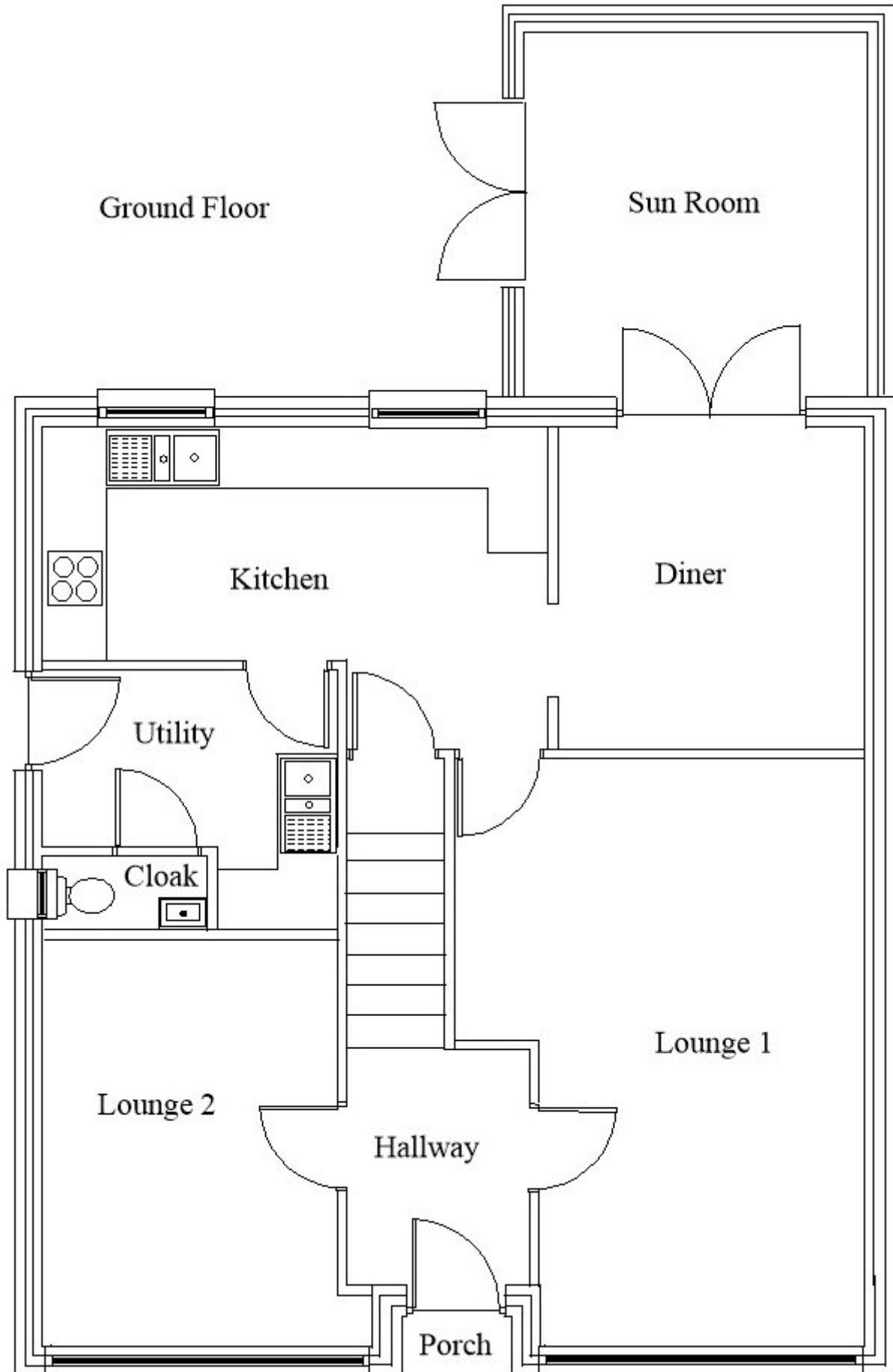
Bedroom Four - 12' 6" x 10' 1" (3.81m x 3.07m)

Family Bathroom - 9' 1" x 6' 7" (2.77m x 2.01m)

Integral Garage - 16' 5" x 9' 9" (5m x 2.97m)

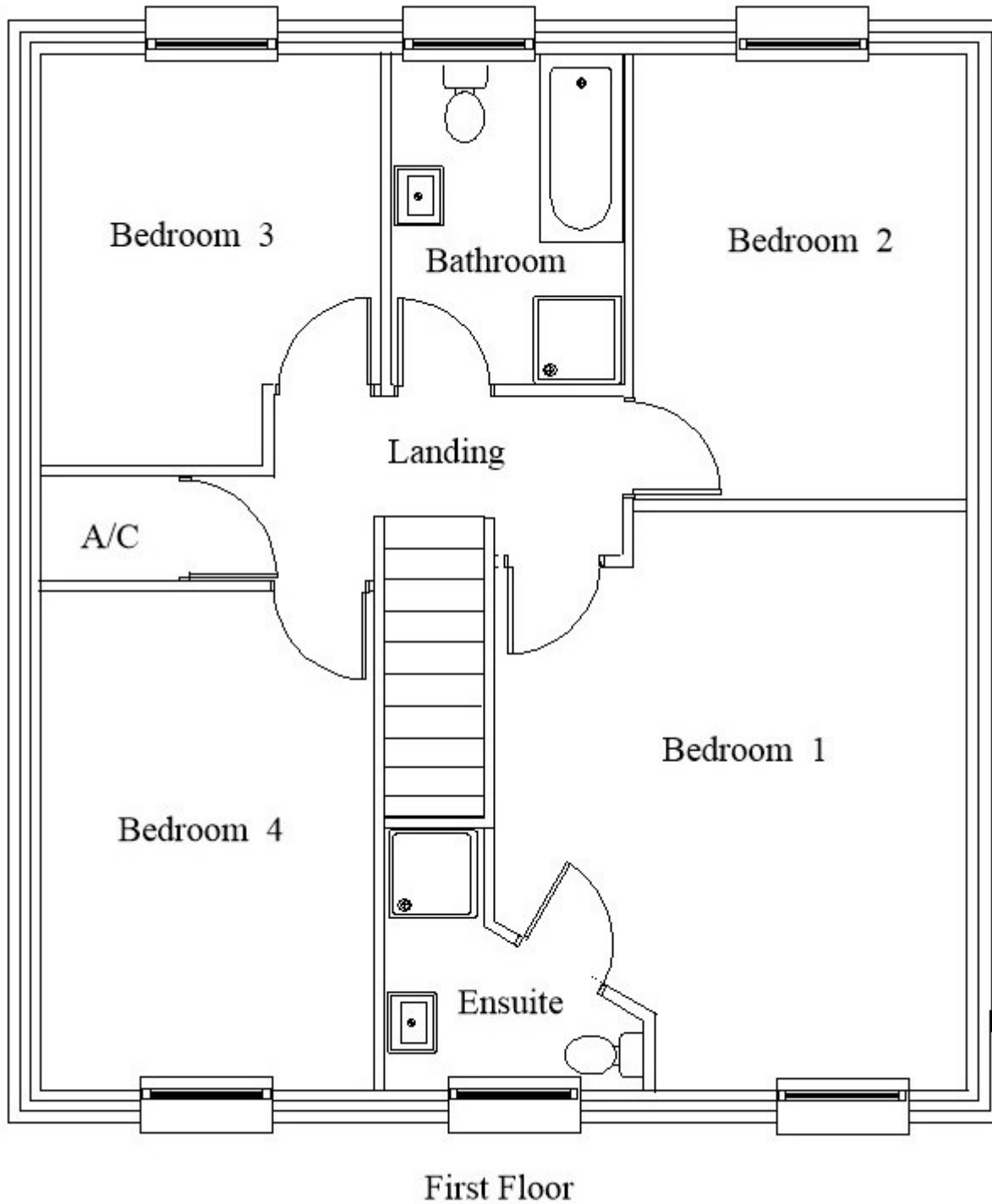
SERVICES: Mains electricity, gas, water and sewerage services.

GROUND FLOOR PLAN



For further details and to arrange a viewing please contact 07989 473404 or 07808 074107 or email enquiries @delane.co.uk or visit our website www.delane.co.uk

FIRST FLOOR PLAN



ADDITIONAL NOTE & DISCLAIMER – The information, photographs and floor plans provided in this brochure are indicative of the house style & layout and may vary. For further detail and specification please contact the Sales Office.

VIEWING: To arrange a viewing please call or 07989 473404 or 07805074107.

SALES OFFICE HOURS

Monday to Friday 9:30 am to 5:00pm

Saturday, Sunday & Out of Hours by arrangement

FULL SITE ADDRESS

CLOS COED DERW
PENYGROES
LLANELLI
SA14 7RD

