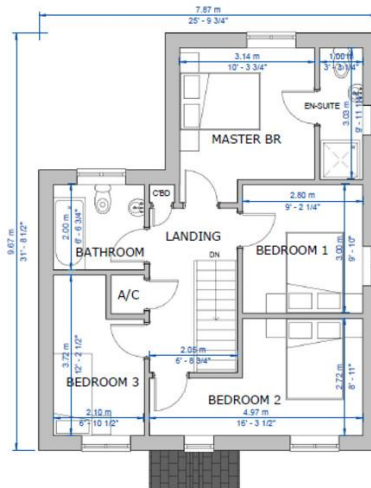


① **Ground Floor**
1:50



② **First Floor**
1:50



Clos Nantglas

Pontardulais Road, Cross Hands, Llanelli SA14 6NT

£325,000

Property Features

- Detached New Build
- Local Established Developer
- ***Stamp Duty Paid***
- Unmatched Insulation
- Four Bedrooms
- 75% Free Hot Water
- AVAILABLE SEPTEMBER 2022
- Smart Solar PV
- Select Development of 4
- 10 year Structural Defect Warranty

Full Description

LAST ONE REMAINING!! An opportunity to purchase a superb, detached new build by Enzo Homes, Clos Nantglas is a select development of 4 houses and located in the Village of Crosshands. Close to all local amenities, the property is within easy access of the A48/M4 and the Towns of Carmarthen, Llanelli and Swansea. Viewing is recommended to appreciate the attention to detail, high specification and quality features of these properties which include Smart Solar PV, Rointe low-consumption heating and internal oak doors. A choice of kitchens, flooring & tiling is available (subject to timing). Choice of carpets & cushioned flooring. Global Home Warranty. Reservation Fee required £1000, Viewing by Appointment. ***Stamp Duty Paid***

PLEASE NOTE - ALL INTERNAL PHOTOS SHOWN ON THIS ADVERT ARE FROM A PREVIOUS SHOW HOME AND ARE JUST TO PROVIDE AN EXAMPLE OF THE STANDARD OF FINISH

ENTRANCE HALLWAY

CLOAKROOM

SITTING ROOM

6' 10" x 8' 6" (2.10m x 2.60m)

LOUNGE

14' 9" x 9' 2" (4.50m x 2.80m)

KITCHEN/DINER

14' 4" x 13' 11" (4.37m x 4.26m)

UTILITY ROOM

6' 6" x 6' 10" (2.00m x 2.10m)

FIRST FLOOR



LANDING

MASTER BEDROOM

10' 3" x 9' 11" (3.14m x 3.03m)

EN-SUITE

9' 11" x 3' 3" (3.03m x 1.00m)

BEDROOM 2

9' 10" x 9' 2" (3.00m x 2.80m)

BEDROOM 3

8' 11" x 16' 3" (L-Shaped) (2.72m x 4.97m)

BEDROOM 4

6' 10" x 12' 2" (2.10m x 3.72m)

BATHROOM

6' 6" x 6' 10" (2.00m x 2.10m)

EXTERNAL

Off road parking to the front, side access to rear garden.

DISCLAIMER

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

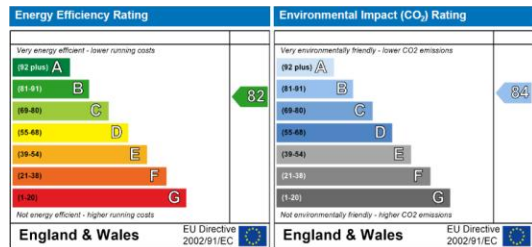
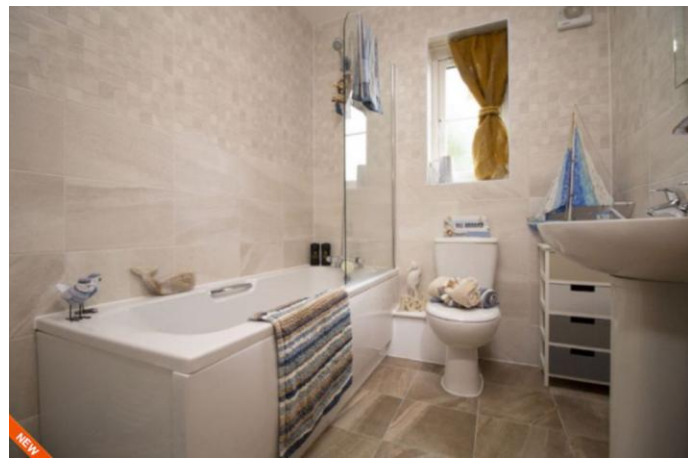
IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





23a Llandeilo Road
 Cross Hands
 Llanelli
 Dyfed
 SA14 6NA

www.cymrustates.com
 crosshands@cymrustates.com
 01269 846746

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements