

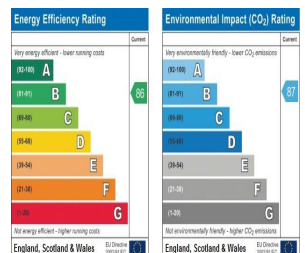
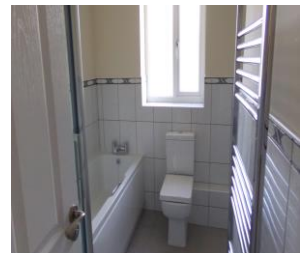


## Plot 3, Waungilwen Drefach Felindre SA44 5YG

A brand new 3 bedroom detached house nearing completion, on three levels, situated in the centre of Waungilwen village overlooking fields to the rear (around 4 acres of which are available if required by separate negotiation), briefly comprising a porch, lounge, kitchen / diner, cloakroom, on the first floor there are 3 bedrooms (one ensuite) and a bathroom, large basement area for playroom / office area, plenty of off street parking space to the front, south facing good sized gardens. As this is a new build the insulation standards are incredibly high with solar panels and high efficiency boilers, underfloor heating to ground floor. PLEASE NOTE; The internal pictures shown belong to next door (ie No 4) as this one, No 3 is still being finished off.

- ❖ 3 Bed Detached House
- ❖ Centre Of Waungilwen Village
- ❖ On Three Levels
- ❖ Highly Insulated
- ❖ Option To Buy More Land By Separate Neg
- ❖ Basement Area With Playroom / Office
- ❖ South Facing Gardens To Rear
- ❖ Predicted Energy Assessment: B

**£229,950**



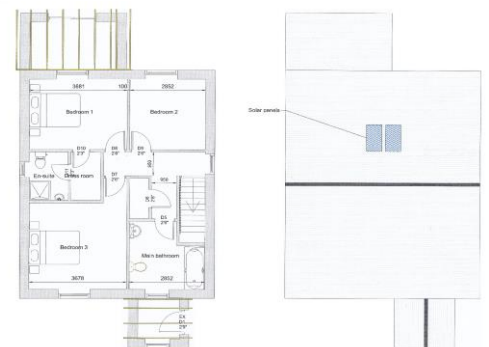
## Accommodation



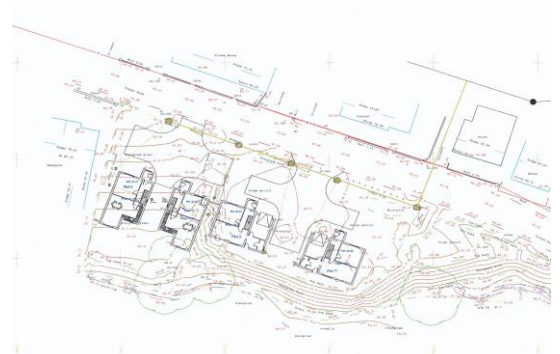
## Ground Floor & Basement



## First Floor Plan / Roof Plans



## Proposed Site Plan



## Lower Level



## Lounge



## Kitchen

This kitchen is installed in No. 4 - installation of the kitchen in No. 3 will take place once a buyer has been secured enabling them to provide input on the kitchen installed.



## Kitchen / Diner - Another View



## Kitchen / Diner - Another View



## Bedroom 2



## Bedroom 3



## En-Suite Shower Room



## Directions

From Newcastle Emlyn, take the A484 towards Carmarthen. In the village of Pentrecagal, after the garage, take the right turn for Drefach Felindre. Proceed into the village of Waungilwen and Plot 2 can be seen on the right-hand side, after the bus shelter and denoted by our For Sale board.

## General Information

Viewings: Via the agents, [HOUSESFORSALEINWALES.CO.UK](http://HOUSESFORSALEINWALES.CO.UK)

## Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

## Draft Details

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 OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

## Owner's Confirmation

I/We confirm that I/we have thoroughly checked the sales particulars produced by your agency, and I/we believe them to accurately describe the above property. I/We confirm that there are no restrictive covenants, rights of way or any other outstanding issues that may affect the value or sale of the Property. I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your details can be updated.

Signed: ..... Date: .....

