



## Plot 1, Waungilwen Drefach Felindre SA44 5YG

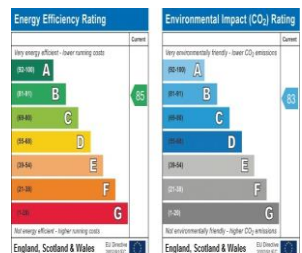
A 3/4 bed detached house currently under construction (completion expected 2018) situated in the centre of Waungilwen village, briefly comprising an integral garage, porch, lounge, kitchen / diner, utility, on the first floor 3 bedrooms (one ensuite), office/study and a bathroom, plenty of off street parking space to the front, south facing good sized gardens with an option to buy more land to the rear by separate negotiation. As this is a new build the insulation standards are incredibly high with solar panels and high efficiency boilers, underfloor heating to ground floor, large balcony area to rear.



- ❖ 3/4 Bedroom Detached House
- ❖ Currently Under Construction
- ❖ Completion Expected 2018
- ❖ Highly Insulated New Build

- ❖ Centre Of Waungilwen Village
- ❖ Solar Panels / High Efficiency Boilers
- ❖ Option On More Land To Rear
- ❖ Predicted Energy Assessment: B

**£214,950**



1 Cawdor Terrace, Newcastle Emlyn  
 Carmarthenshire SA38 9AS

10 High Street, Cardigan  
 Ceredigion SA43 1HJ

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## Accommodation

The proposed accommodation will comprise: Entrance Hall, lounge, kitchen/diner, utility, cloakroom, integral garage. On the first floor there are 3 bedrooms (1 en-suite) and a family bathroom.

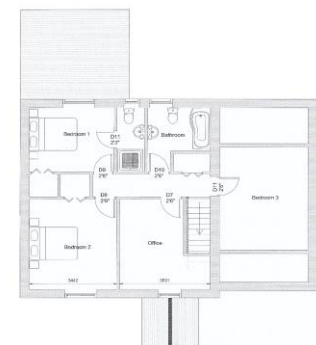
## Proposed Rear View



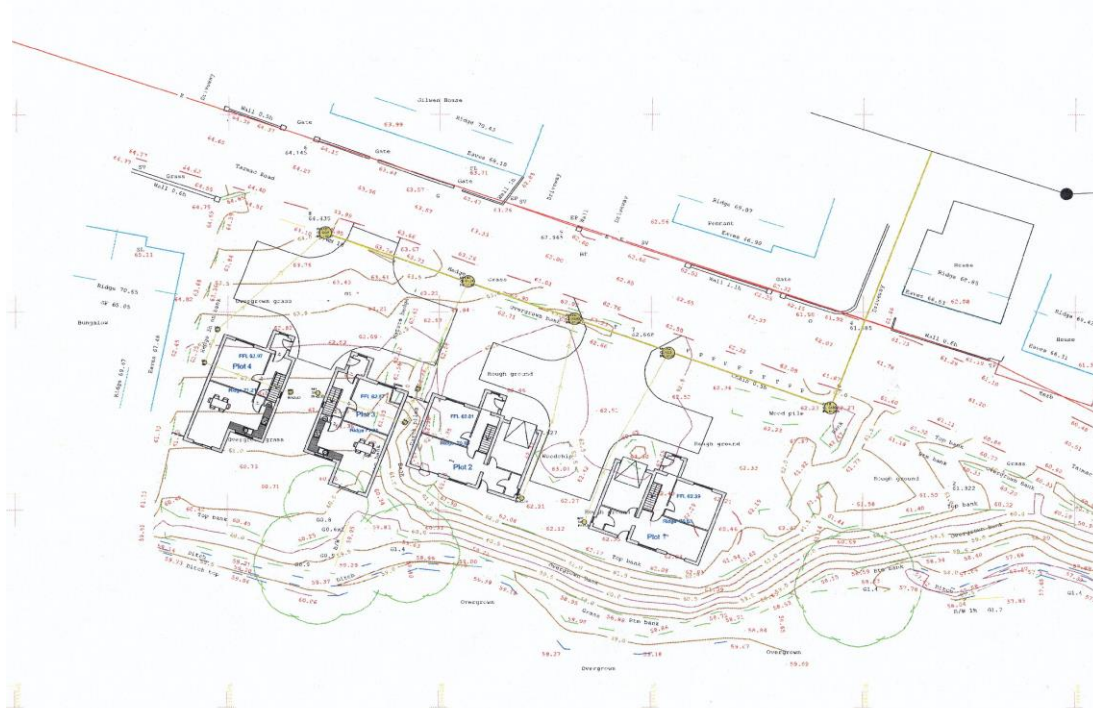
## Proposed Ground Floor Plan



## Proposed First Floor Plan



## Site Plan



## 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)

## Important Notice

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.

