



Plot One, Clos Yr Ysgol, Milo, Llandybie, Dyfed, SA18 3NZ



Nestled in the picturesque village of Milo, Llandybie, Plot One at Clos Yr Ysgol is more than just a house; it's an experience. This executive four-bedroom residence, extending to approximately 2,124 square feet, where every detail has been meticulously crafted to perfection. If you're seeking a harmonious blend of style, comfort, and sophistication, this could be your perfect match.

£595,000 FREEHOLD

****Please note internal photography is a completed plot on the same development, and are representative of the standard of finishes.****





Clos Yr Ysgol is an exclusive residential development of six luxury homes arranged around a cul-de-sac which is an adopted road.

From the moment you step through the door, you're greeted by an impressive double-height reception hall that exudes grandeur and sets the tone for the rest of the home. The galleried landing on the first floor overlooks this stunning space, enhancing the open, airy feel that defines this home. With large windows throughout, natural light floods the home, creating a warm and inviting atmosphere.

The living areas are spacious, yet maintain a sense of coziness—ideal for both entertaining and everyday family life. The heart of the home is undoubtedly the contemporary kitchen, where sleek, modern lines meet top-of-the-line appliances. It's a space that not only inspires culinary creativity but also serves as a stylish gathering point for friends and family.

Each of the four double bedrooms offers a peaceful retreat, with the principal suite serving as a luxurious haven complete with a high-end en-suite bathroom. The remaining bathrooms are equally exquisite, boasting premium fixtures and finishes that echo the quality found throughout the rest of the home.

The luxury of Plot One extends beyond its walls. A generous driveway provides ample off-street parking and leads to a detached garage, offering both convenience and additional storage. The gardens that surround the property are thoughtfully designed to maximize both privacy and space. The main garden is a level, tranquil haven, perfect for outdoor activities or simply unwinding after a long day. Whether you're kicking a ball around with the kids or enjoying a quiet moment with a book, this outdoor space is as versatile as it is beautiful. There is also an outbuilding with electric connected in the garden.

Clos Yr Ysgol is an exclusive development of just six luxury detached homes situated in the idyllic countryside of Milo, Llandybie, this development offers a rare combination of rural charm and modern convenience. With countryside stretching out to the rear and breathtaking hillside views to the front, every plot at Clos Yr Ysgol is designed to take full advantage of its stunning surroundings.

Plot One is a home that not only meets but exceeds expectations, offering a lifestyle that is both luxurious and relaxed, complete with an A-rated energy performance including triple glazing throughout. The thoughtful design, first-class finishes, and exceptional location make it a truly exceptional opportunity.

Plot One is set to be complete in late 2024, and while the photography featured showcases the beautifully finished Plot Two, it serves as an accurate representation of what you can expect from this incredible home.





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Living in Milo, Carmarthenshire, offers a unique blend of rural charm, natural beauty, and a strong sense of community. Nestled in the heart of the Carmarthenshire countryside, surrounded by rolling hills, lush greenery, and tranquil woodlands.

The area is perfect for nature lovers who enjoy walking, cycling, or simply soaking in the stunning Welsh landscapes. The beauty of the countryside is right on your doorstep, offering a peaceful retreat from the hustle and bustle of city life.

One of the most appealing aspects of village life in Milo is the strong sense of community, there's a friendly, welcoming atmosphere. Whether it's a community event or a chat at the local pub, you'll quickly feel like you're part of the fabric of the village.





While Milo offers the serenity of rural living, it's also conveniently located near essential amenities. The nearby towns of Llandeilo, Llandybie and Ammanford provide everything from supermarkets and schools to healthcare services and leisure facilities. You get the best of both worlds: the peace of countryside living with the convenience of amenities just a short drive away.

Carmarthenshire is steeped in history, and Milo is no exception. The region is dotted with historical sites, castles, and ancient landmarks that reflect its rich cultural heritage. Exploring the local history can be a rewarding experience, offering a deeper connection to the area.

Despite its rural setting, Milo is well-connected to larger towns and cities. The A48 and M4 provide easy access to Swansea, Carmarthen, and beyond, making it possible to enjoy the quiet life without being cut off from modern conveniences or employment opportunities.

For families, retirees, or anyone looking for a safe and peaceful place to live, Milo is ideal. The low crime rates and the slower pace of life create a secure environment where you can relax and enjoy each day.

Milo offers excellent value for money, with the added benefit of more space, both inside and out. You can enjoy a larger home with a garden, surrounded by nature, without compromising on quality or comfort.

Milo's location makes it perfect for those who love outdoor activities. Whether it's hiking in the Brecon Beacons, exploring the local rivers, or just enjoying a walk through the countryside, there's no shortage of ways to stay active and enjoy the fresh air. It's a place where you can take the time to enjoy the simple pleasures—whether that's a morning coffee in your garden, a leisurely walk in the countryside, or a visit to the local farmer's market. It's about quality of life, not just quantity.

For those with children, Milo offers a safe, nurturing environment to grow up in. The close-knit community, access to nature, and the quality of local schools make it an ideal setting for raising a family.



Primary Schools:

Ysgol Gynradd Llandybie (Llandybie Primary School)

Location: Llandybie, about 2 miles from Milo.

Medium: Bilingual (Welsh and English).

Overview: This primary school offers a warm, community-focused environment with strong links to the local area. The school emphasizes bilingualism, giving children the opportunity to learn both Welsh and English from an early age.

Ysgol Gynradd Saron (Saron Primary School)

Location: Saron, approximately 4 miles from Milo.

Medium: Welsh-medium.

Overview: For parents looking for Welsh-medium education, Ysgol Gynradd Saron is a great option. The school provides a strong Welsh cultural experience, with the curriculum delivered entirely in Welsh.

Secondary Schools:

Ysgol Dyffryn Aman

Location: Ammanford, around 6 miles from Milo.

Medium: Bilingual (Welsh and English).

Overview: Ysgol Dyffryn Aman is a large secondary school that serves a wide catchment area, including Milo. The school offers a broad curriculum with options for both Welsh and English-medium education. It's known for its academic achievements and diverse extracurricular activities.

Ysgol Maes Y Gwendraeth

Location: Cefneithin, about 10 miles from Milo.

Medium: Welsh-medium.

Overview: This secondary school offers Welsh-medium education with a strong focus on fostering a Welsh cultural identity. The school has a good reputation for its academic standards and community involvement.

Additional Information:

Transport: School transport is often provided for pupils living in rural areas like Milo, ensuring that children can attend their catchment schools even if they are a few miles away.

Catchment Policies: Catchment areas can be subject to change, and it's advisable to check with Carmarthenshire County Council for the most up-to-date information on school catchments and admissions.





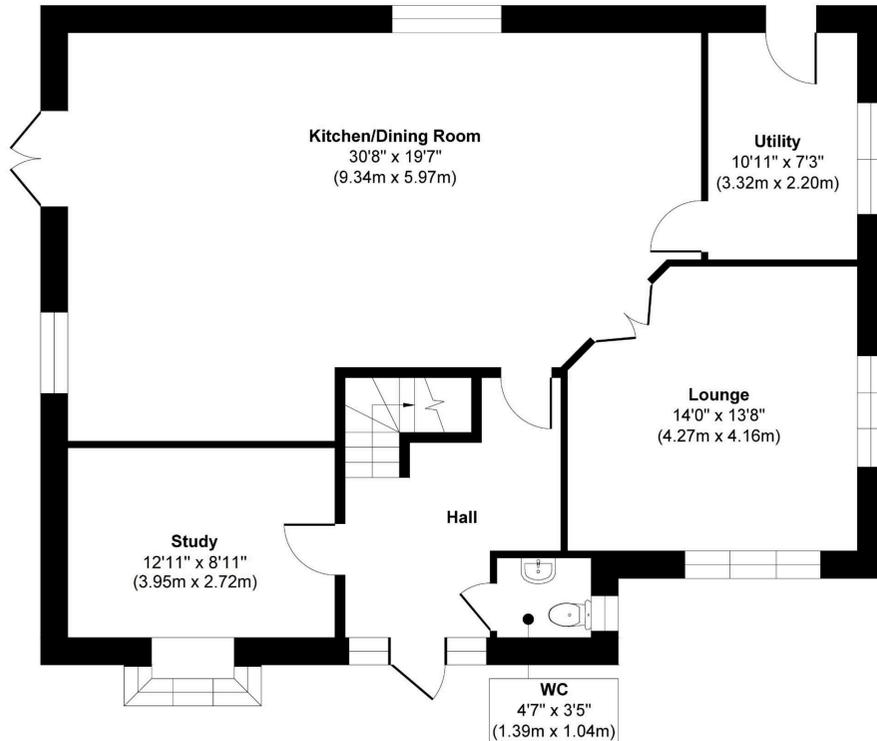
The Willow, Clos yr Ysgol, Milo

The property is FREEHOLD

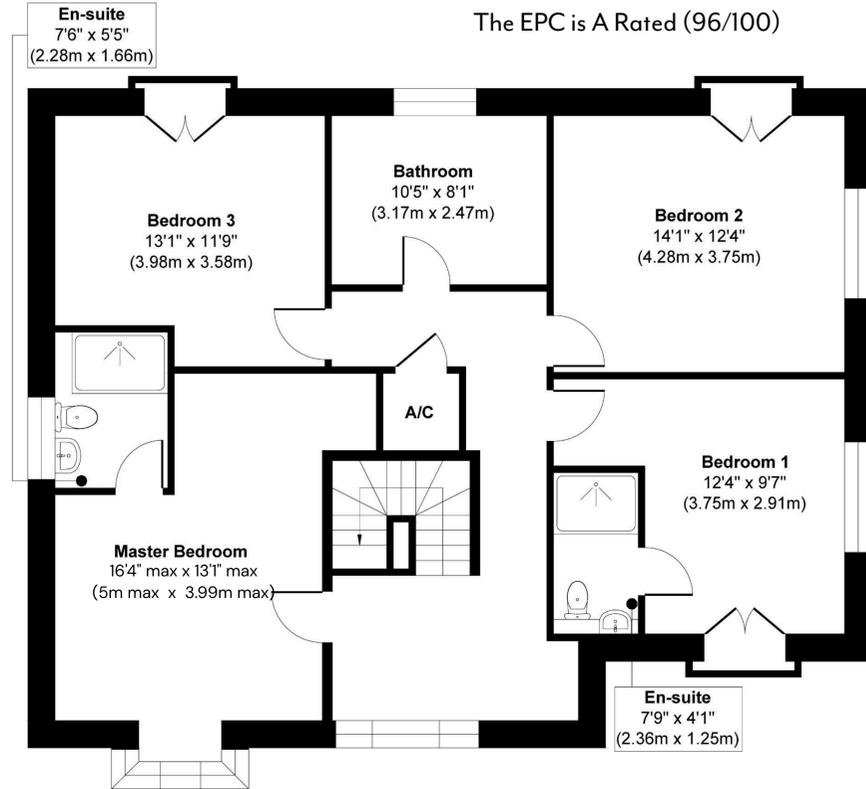
The property is connected to mains services for electricity, sewerage and water. The central heating is via an air source heat pump and solar panels.

The Council Tax is unknown as it is newbuild

The EPC is A Rated (96/100)



Ground Floor
Approximate Floor Area
1062 sq. ft
(98.72 sq. m)



First Floor
Approximate Floor Area
1062 sq. ft
(98.72 sq. m)

Approx. Gross Internal Floor Area 2124 sq. ft / 197.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Specifications

Warranty

Ten year Structural Warranty

Skirtings, Architrave and Staircase

6" skirtings, and 3" architrave

Ash strings, handrails and newels. Glass balustrading, mdf treads and risers to be carpeted.

Ceilings

Ash strings, handrails and newels. Glass balustrading, mdf treads and risers to be carpeted.

Floors

Liquid screed finish to ground floors with underfloor heating.

Timber boarded first floor.

Tiles included to bathroom floors, shower enclosures, and halfway up walls. Carpets, wood and tile flooring available as optional extras to other rooms.

Decoration

White emulsion finish to all walls.

White satin finish to all woodwork.

Kitchens

Supplier to be confirmed

Bathrooms

Chrome towel rails

White sanitary ware

Tiles as above

Electrical

Fibre broadband

Generous number of double sockets to each room

Aerial points to kitchen, lounges, study, and bedrooms

Cat 6 cabling to all rooms

Front and rear security lighting

Spotlights to bathrooms and kitchen

Smoke and heat detectors

Sprinkler system

Solar panels on roof.

Heating

Air source heat pump to hot water and underfloor heating on ground floor, and radiators with thermostatic valves on first floor.

Doors and windows

Internal coloured doors

Composite front door

Triple glazed black framed windows.

Garage Doors

TBC

Externals

Turfed/grassed areas.

Tarmac driveways

6' close board fences between plots, retaining walls where needed. Existing stone wall on some boundaries.

Slabs to rear patio and perimeter paths

Outside tap, and 2 external sockets provided.

EV charging point.



Mainwarings are a local housebuilder from Ammanford in Carmarthenshire, specialising in small bespoke and luxury property developments.

With a vast knowledge of the locality and an excellent track record of successful projects, Mainwarings know where to best source materials, and having built up excellent working relationships with many suppliers/merchants in the region, they are best placed to deliver the highest quality of workmanship in the most stunning locations.

The company has won building excellence awards, and are partnered with the LABC, Mainwarings are dedicated to building quality executive homes with stylish contemporary design and an exacting standard of finish.

THE
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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.

