



**New Development Heol Y Foel, Foelgastell, SA14 7EG**

**£465,000**



**Davies**  
CRADDOCK



We are delighted to present for sale this unique opportunity to purchase this four bedroom detached executive home set in the sought after location of Heol Y Foel , Foelgastell.

The village of Foelgastell is conveniently located off the A48 with road links to Carmarthen to the West and Llanelli and Swansea to the East via the M4 motorway further afield.

Available via GS6 Developments , with a track record of tastefully designed homes with estimated completion set for September 2022. The home, in the process of being constructed, could potentially allow the buyer to tailor some features and make the home their own, such as tiling to bathroom and kitchen, and depending on the stage of construction, dimensions and finishes may be altered by the buyer.

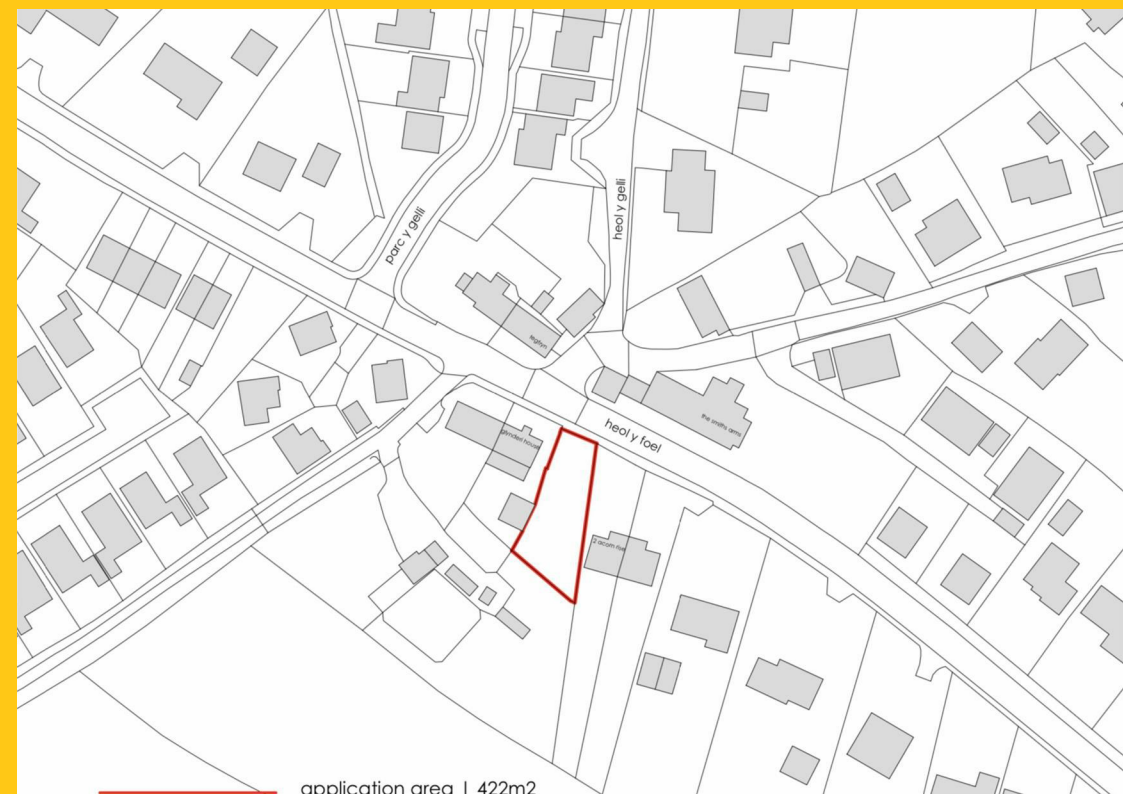
To secure the property a non refundable reservation fee of £2500.00 to be payable upon any acceptable offer held via solicitors.

Further details available via Carmarthenshire planning portal with reference PL/02362.

Please note that images are for illustration purposes only.

## LIVING ROOM

19'4" x 10'5" (5.89m x 3.18m)





## OPEN PLAN KITCHEN WITH DINING / SEATING AREA

27'2" x 12'5" (8.3 x 3.8 )

## FIRST FLOOR

### BEDROOM ONE

17'8" x 10'5" ( into bay ) (5.4 x 3.2 ( into bay ) )

### ENSUITE

7'2" x 4'11" (2.2 x 1.5 )

### BEDROOM TWO

17'0" x 9'6" (5.2 x 2.9)

### BEDROOM THREE

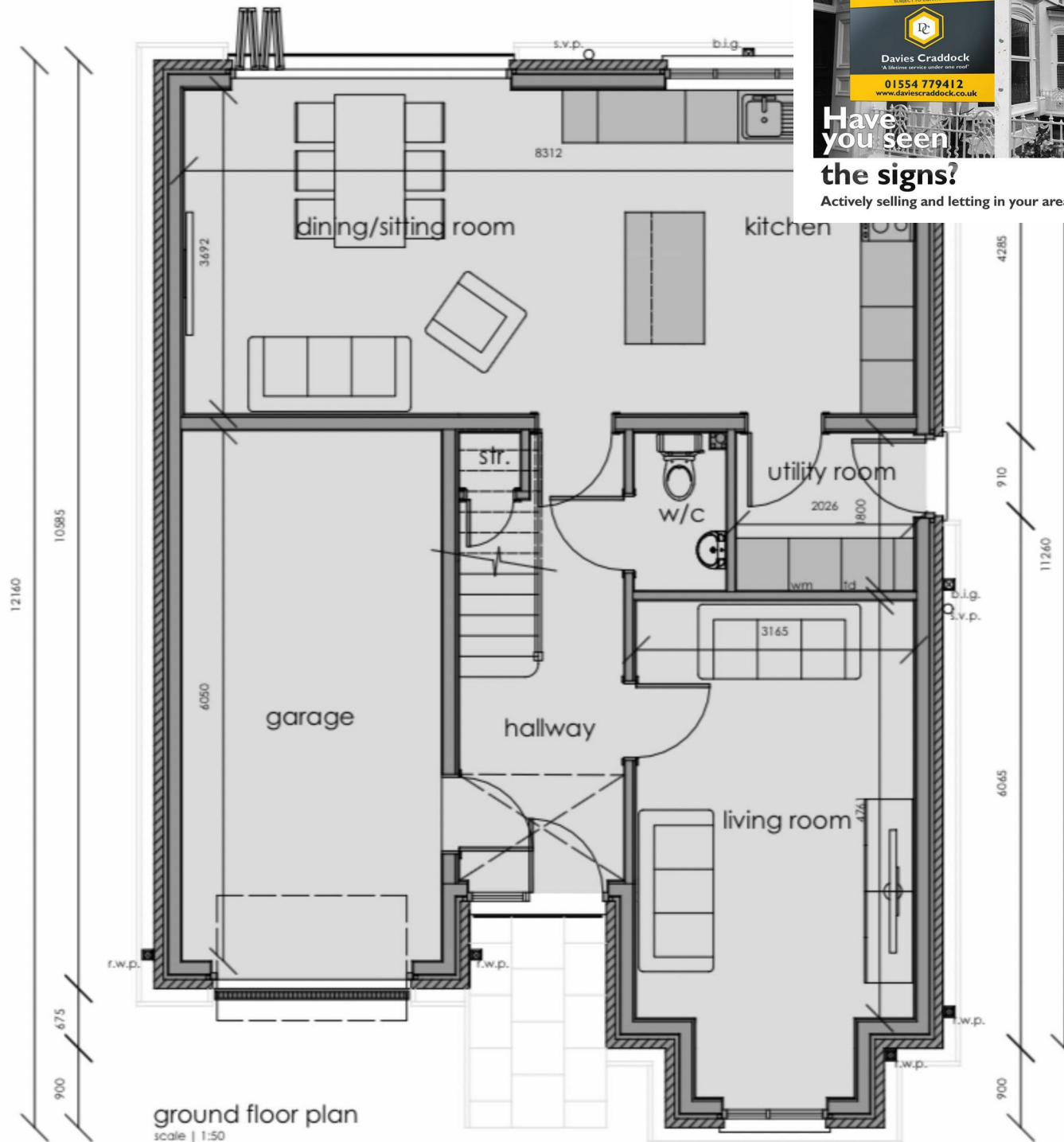
10'5" x 6'10" (3.2 x 2.1 )

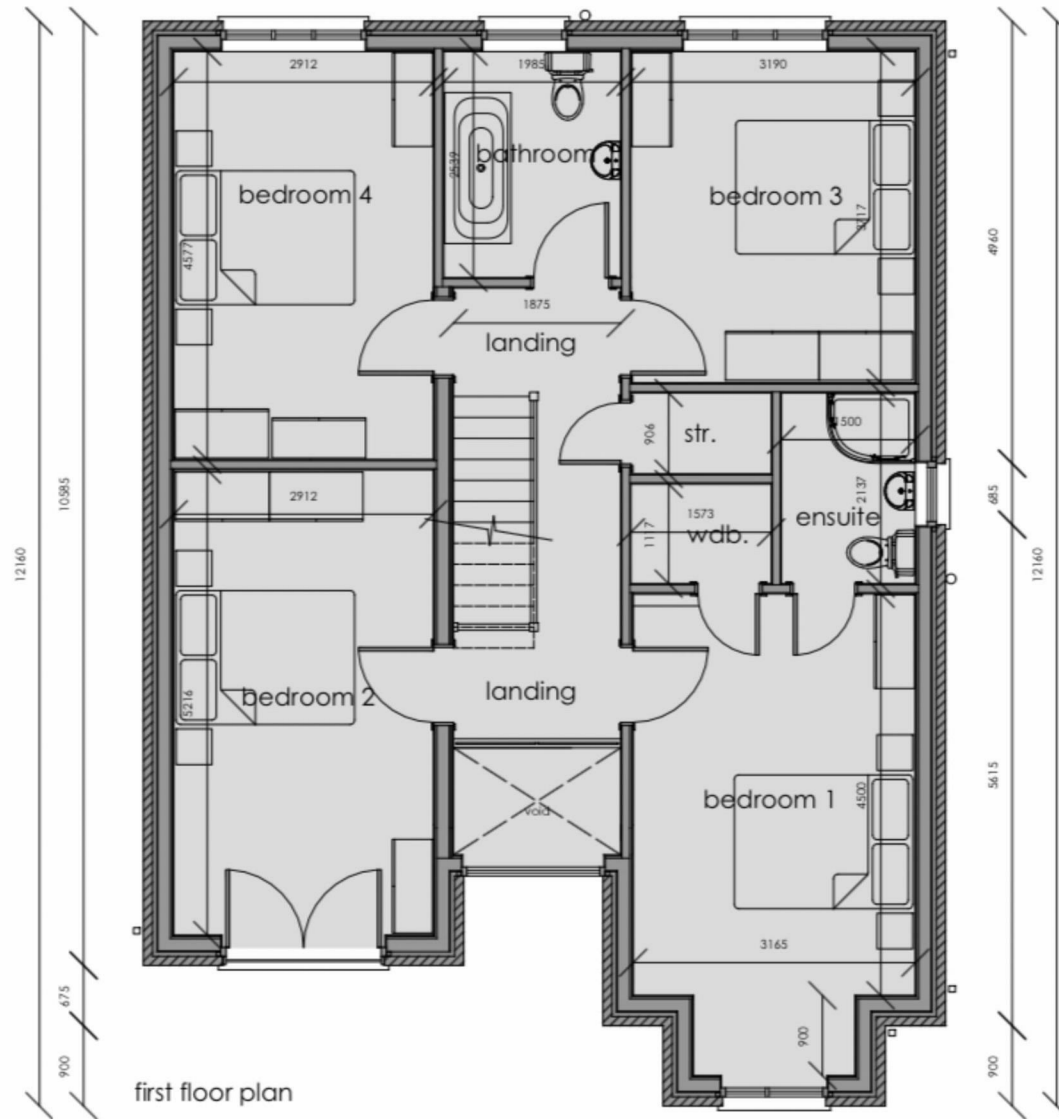
### BEDROOM FOUR

15'1" x 9'6" (4.6 x 2.9)

### BATHROOM

8'2" x 6'6" (2.5 x 2.0)





- Freehold
- Detached
- New Development
- EPC - TBC
- Council Tax Band - TBC
- Approx 164 m2
- Sought After Location
- Completion Estimated September 2022
- Planning No: PL/02362
- £2500 Non Refundable Reservation Fee

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.