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## Clos Y Felin

**£425,000**

- Four-bedroom detached family home
- Sought-after Clos Y Felin development, New Inn
- Modern open-plan kitchen/dining room
- Principal bedroom with en-suite shower room
- Ground floor WC and family bathroom
- Landscaped rear garden with covered entertaining area
- Detached garage and driveway parking
- EPC Rating: C



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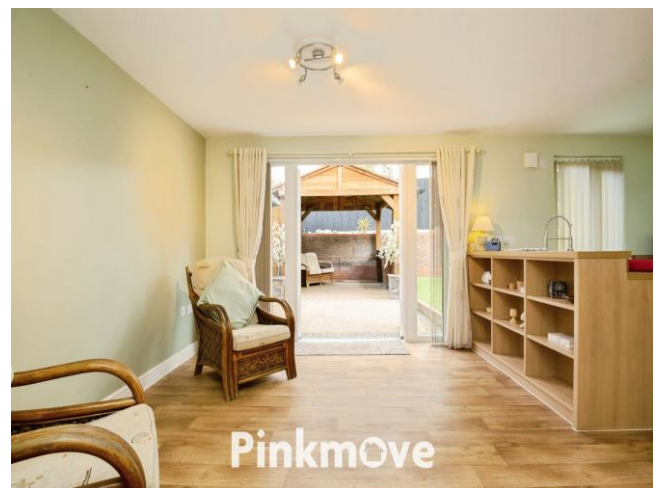
## About the property

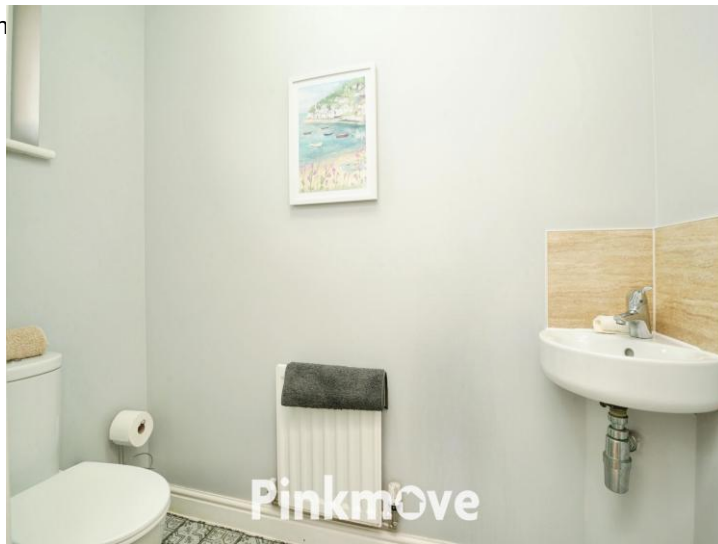
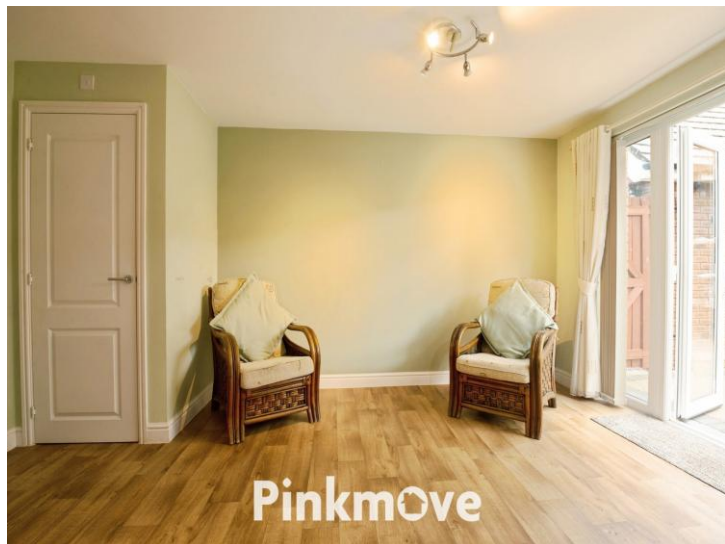
Situated on the sought-after Clos Y Felin development in New Inn, this beautifully presented detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families looking to settle in a popular residential location.

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a generous lounge perfect for relaxing evenings, and a stunning open-plan kitchen/dining room spanning the width of the property. The contemporary kitchen is fitted with a range of modern units and provides ample space for family dining and entertaining, with doors opening out to the rear garden.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, along with a modern family bathroom serving the remaining bedrooms. Externally, the property continues to impress with a beautifully landscaped and low-maintenance rear garden, designed for both relaxation and entertaining.

A substantial covered seating area provides the perfect space for year-round outdoor dining, social gatherings or simply unwinding, while the level artificial lawn creates an attractive and practical family-friendly space. To the front, a driveway provides off-road parking and leads to a detached garage.





## Accommodation

### Lounge

17' 4" x 11' 3" ( 5.28m x 3.43m )

### Kitchen/Dining Room

19' 1" x 11' 7" ( 5.82m x 3.53m )

### Wc

### Bedroom 1

12' 9" x 10' 4" ( 3.89m x 3.15m )

### En-Suite

7' x 4' 4" ( 2.13m x 1.32m )

### Bedroom 2

10' 11" x 9' 4" ( 3.33m x 2.84m )

### Bedroom 3

8' 6" x 8' ( 2.59m x 2.44m )

### Bedroom 4

8' 8" x 6' 11" ( 2.64m x 2.11m )

### Bathroom

6' 2" x 5' 7" ( 1.88m x 1.70m )

### Agents Note:

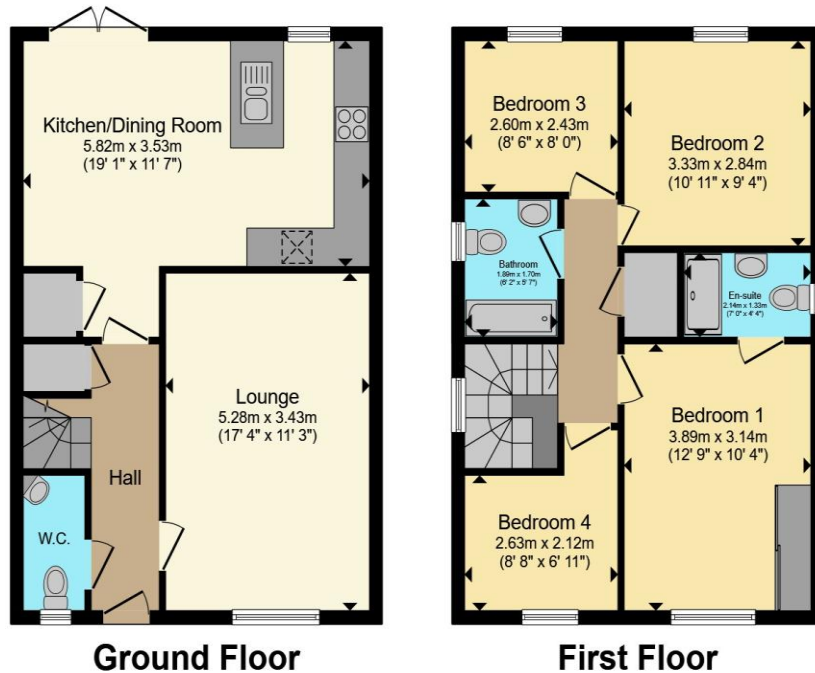
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## Floorplan



Total floor area 103.7 sq.m. (1,116 sq.ft.) approx

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