

## HOME OF THE WEEK

### Plot 14 – Derwen

The four-bedroom detached Derwen home is perfect for families looking to live in comfort and style.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining/family area, with utility room at the rear of the property, with French doors leading to the rear garden.

On the first floor the guest bedroom is complete with en-suite facilities, three further bedrooms, a study and a family bathroom.

On the second floor, the master suite boasts an exquisite en-suite shower room and fitted wardrobe.

This property comes with ample parking leading to a detached garage.



PLOT NO	HOUSE TYPE	NO OF BEDS	DESCRIPTION	SQ FT	PRICE
24	Derwen	4	4 Bedroom detached 3 storey home March   April 2021	1,400	£315,000
23	Derwen	4	4 Bedroom detached 3 storey home April   May 2021	1,400	£315,000
32	Berwyn	3	3 Bedroom detached 2 storey home June 2021	939	£245,000
33	Berwyn	3	3 Bedroom detached 2 storey home June 2021	939	£245,000
34	Berwyn	3	3 Bedroom detached 2 storey home July 2021	939	£245,000
42	Derwen	4	4 Bedroom detached 3 storey home October 2021	1,400	£315,000
14	Derwen	4	4 Bedroom detached 3 storey home February   March 2021	1,400	£315,000
15	Derwen	4	4 Bedroom detached 3 storey home February   March 2021	1,400	£315,000

Date: October 2020

Please contact: Cate Roberts or Debra Roberts-Griffiths

Email: [sales@sgestates.co.uk](mailto:sales@sgestates.co.uk) Telephone: 01978 263169

The sales office is open 7 days a week – please phone for an appointment

Prices are correct at the time of printing. SG Estates Limited reserves the right to alter prices without prior notice.

Please note the Maes Helyg Development has a management company and is subject to a yearly charge, estimated at £500 for the first year, please ask for more information.