



The Gwili Cysgod Yr

£380,000

- ECO FRIENDLY DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- DETACHED HOME
- MASTER BEDROOM EN SUITE
- OPEN PLAN KITCHEN DINER
- LIVING ROOM
- STUDY
- SMART ENERGY FEATURES
- EPC Rating: Exempt



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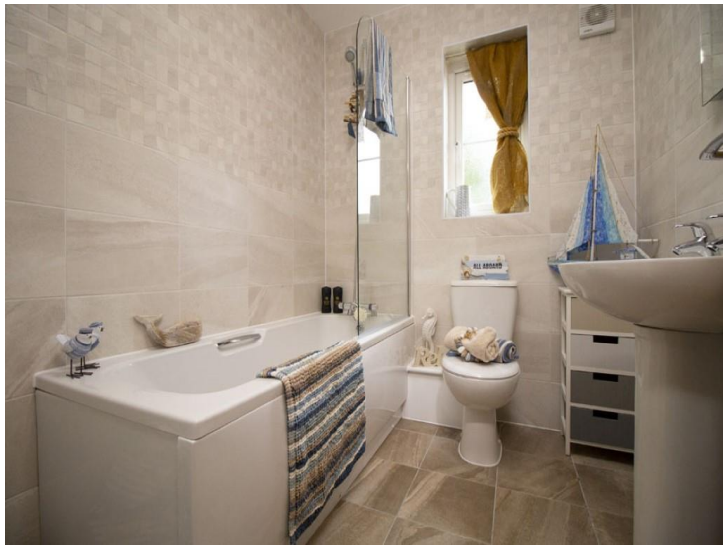
01633 746088
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About the property

We are pleased to offer this new development, 'Cysgod yr Elgwys', a collection of beautifully designed 3 & 4 bedroom homes in Llannon, Carmarthenshire.





Site Plan



Accommodation

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- Living Room 10' 4" x 16' 8" (3.15m x 5.08m)
- Study 9' 7" x 7' (2.92m x 2.13m)
- Kitchen / Diner 20' 1" x 13' 11" (6.12m x 4.24m)
- Play Room 9' 7" x 13' (2.92m x 3.96m)
- Utility Room 6' 9" x 7' 6" (2.06m x 2.29m)
- W.C. 6' 9" x 6' (2.06m x 1.83m)

- Landing
- Bedroom One 18' x 9' 7" (5.49m x 2.92m)
- Ensuite 8' x 6' 8" (2.44m x 2.03m)
- Bedroom Two 14' 2" x 10' 4" (4.32m x 3.15m)
- Wardrobe 5' 5" x 5' 3" (1.65m x 1.60m)
- Bedroom Three 16' 3" x 9' 7" (4.95m x 2.92m)
- Bedroom Four 10' 9" x 9' 1" (3.28m x 2.77m)
- Bathroom 12' 6" x 7' 10" (3.81m x 2.39m)

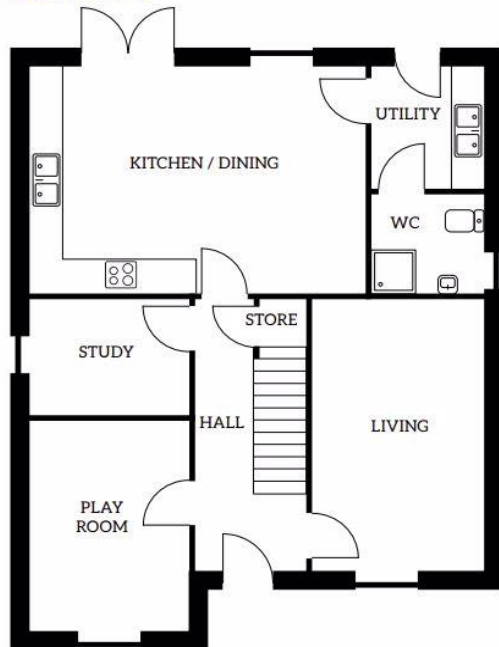
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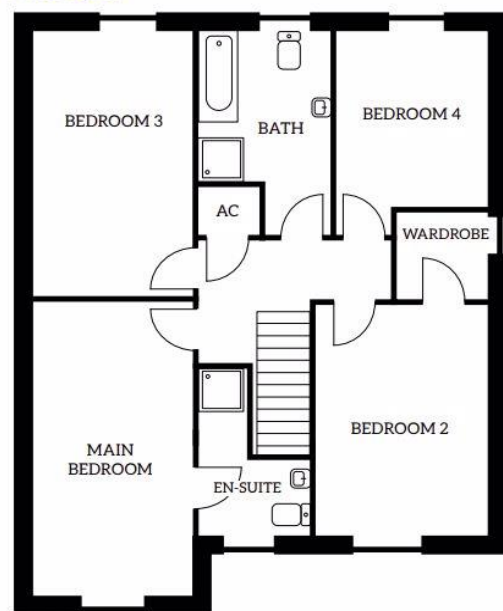
Floorplan

Ground Floor



KITCHEN/DINING: 6.13m x 4.24m
LIVING ROOM: 3.15m x 5.08m
STUDY: 2.92m x 2.14m
PLAY ROOM: 2.92m x 3.95m
UTILITY: 2.06m x 2.28m
W.C: 2.06m x 1.84m

First Floor



MAIN BEDROOM: 2.92m x 5.49m
BEDROOM 2: 3.15m x 4.32m
BEDROOM 3: 2.92m x 4.96m
BEDROOM 4: 2.76m x 3.28m (min)
BATHROOM: 2.4m (max) x 3.8m (max)
EN-SUITE: 2.02m (max) x 2.44m (max)
WARDROBE: 1.65m x 1.61m

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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