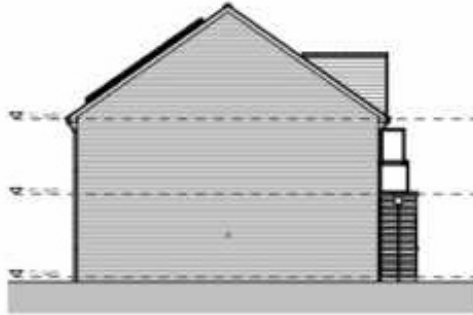




Front Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



New Homes At, Gwenllian Gardens, Mynyddygarreg SA17 4RA

Offers in the region of £199,995

Superb New Build Residential Development
25 Contemporary 2, 3 and 4 Bedroom
Homes

Private Parking, Garaging with selected
homes

Nestled in the beautiful Carmarthenshire
Countryside



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (29-38)			F (29-38)		
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

Phase 1- SOLD OUT.
Now taking reservations
for Phase 2.

A superb new
development in Mynydd
Y Garreg consisting of
25 luxury homes set
around a beautiful
central open space, all
the properties boast
garaging or private
parking and attractive
gardens.

The properties are a
selection of 2, 3 and 4
bedroom detached and
semi-detached homes
which offer generous
accommodation finished
to the highest standard
and set over two floors.
The living areas are
spacious and the
modern well-appointed
kitchens are fully
integrated. The houses
have been designed
around maximising
space and light, taking a
contemporary design
which boasts both
character and
practicality.

The combination of both
classic and
contemporary design
has been continued
externally with the clean
lines of white render with
exposed brick detail and

VIEWING

By appointment with the
selling Agents on 01554
773051 or e-mail
llanelli@johnfrancis.co.
uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to
4:00pm

TENURE

We are advised that the
property is Freehold

GENERAL NOTE

Please note that all floor
plans, room dimensions
and areas quoted in
these details are
approximations and are
not to be relied upon.
Any appliances and
services listed on these
details have not been
tested.

DIRECTIONS

From Carmarthen take
the E484 South
signposted Llanelli and
Pembrey Country park,
travelling through the
villages of Cwmffrwd,
Idole, Llandyfaelog and
onto Kidwelly at the first
roundabout take the first
junction off, straight
ahead continuing on the
Bypass for 250 yards,
turn left, signposted
Mynyddygarreg,
continue on this road
and you will see the
Development Advertising
Board.