



The Gwili Cysgod Yr

£380,000

- Eco Friendly Development
- Four Double Bedrooms
- Detached Home
- Open Plan Kitchen Diner
- Master Bedroom Ensuite
- Study
- Smart Energy Features
- High Quality Finish
- EPC Rating: Exempt



 4
  3
  3



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.

Situated in the beautiful rolling landscape of Carmarthenshire, this exciting development offers residents the perks of a quaint rural lifestyle with all the advantages of easy access to a range of urban areas and market towns.

Upon entering the new home you'll immediately notice the high quality and workmanship that is not present in other typical new builds. From larger rooms, thicker walls more durable materials our team of architects, designers & craftspeople have worked to create a home every bit deserving of its surroundings.

All house types also come with high-tech energy-saving features including smart heating and up to 75% free hot water, ensuring your home is easy on the environment and wallet. Plus each home is covered by a 10-year structural defect warranty for ultimate peace of mind.

This development of 34 homes will be released in 2 phases of 17 homes each, with Phase 1 now open. We encourage all potential buyers to register their interest as soon as possible to avoid disappointment.



Accommodation

Ground Floor

Entrance Hall

Living Room

16' 8" x 10' 4" (5.08m x 3.15m)

Study

9' 7" x 7' (2.92m x 2.13m)

Kitchen/ Diner

20' 1" x 13' 11" (6.12m x 4.24m)

Play Room

13' x 9' 7" (3.96m x 2.92m)

Utility Room

7' 6" x 6' 9" (2.29m x 2.06m)

W/C

6' 9" x 6' (2.06m x 1.83m)

First Floor

Landing

Bedroom One

9' 7" x 18' (2.92m x 5.49m)

En Suite

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

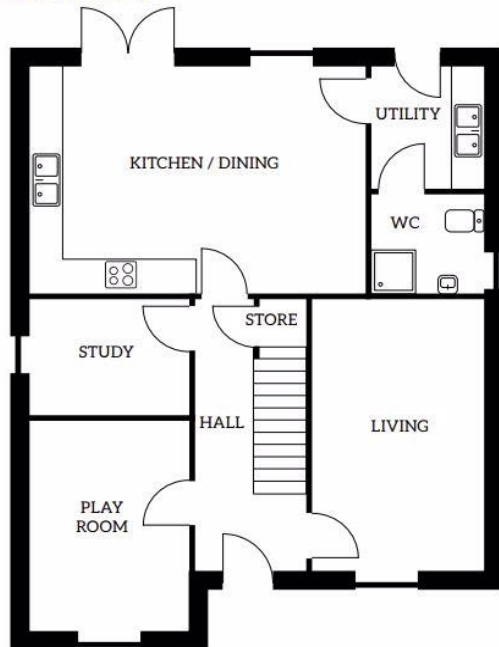
12' 6" x 7' 10" (3.81m x 2.39m)

01792 894422

gorseinon@peteralan.co.uk

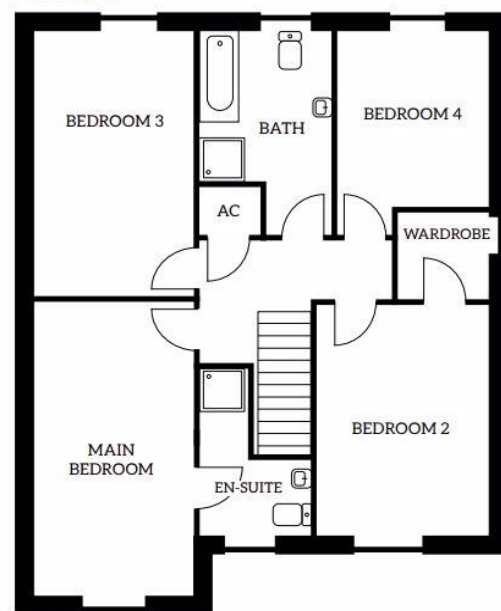
Floorplan

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

