



Plot 04, The Brecon, Cil Y Coed, Henllan, LL16 5DB, Henllan
£385,000





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Henllan

Brand new four bed detached home in exclusive Henllan development. Spacious, modern design with garage, parking, low-maintenance garden, under construction.

Full Specification on Page 5

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

Kitchen/Diner

25' 9" x 10' 9" (7.86m x 3.27m)

Lounge

19' 4" x 11' 8" (5.90m x 3.56m)

Utility Room

6' 4" x 5' 7" (1.92m x 1.69m)

Cloak Room

6' 4" x 2' 11" (1.92m x 0.90m)

Master Bedroom

14' 7" x 11' 8" (4.44m x 3.55m)

En-Suite

8' 8" x 3' 11" (2.63m x 1.20m)

Bedroom Two

15' 11" x 12' 9" (4.85m x 3.89m)

Bedroom Three

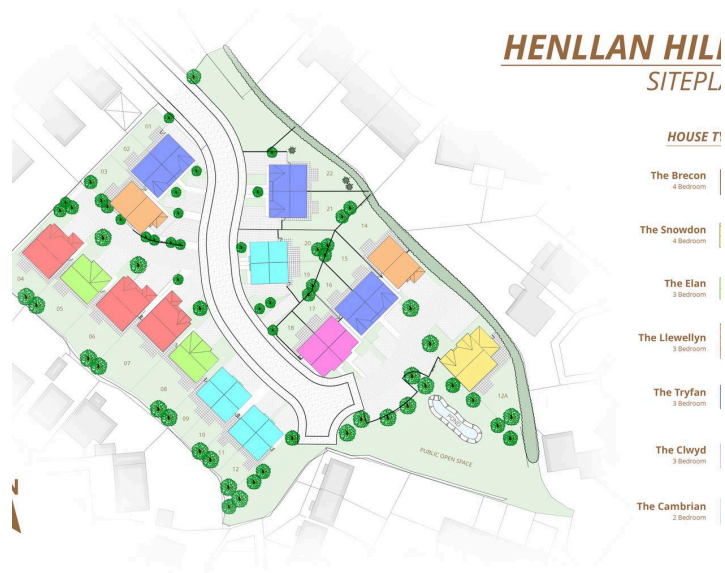
11' 7" x 8' 7" (3.54m x 2.62m)

Bedroom Four

9' 5" x 7' 10" (2.87m x 2.39m)

Bathroom

7' 10" x 6' 11" (2.39m x 2.12m)



Key Features

- Exclusive Development of Luxury New Builds
- Exceptional High Standard Throughout
- Four Bedroom Detached House
- Energy-Efficient Homes
- Master Bedroom with En-Suite
- Air Source Heat Pumps
- EPC Rating: A
- Garage & Off-Road Parking
- Village Location
- Open Plan Kitchen Diner

Discover Henllan Hills

Located on the edge of the charming village of Henllan, near Denbigh North Wales, Henllan Hills is an exclusive collection of beautifully designed new build homes set against the breathtaking backdrop of the Vale of Clwyd. With sweeping views towards the Clwydian Hills, every property offers a wonderful sense of space, calm, and natural beauty.

Designed for modern family life, these contemporary homes are built with sustainability at their heart – featuring solar panels and air-source heat pumps as standard, delivering exceptional energy efficiency alongside stylish, high-quality design. A rare opportunity to own a truly desirable home in one of North Wales' most scenic settings.



Kitchen & Utility

- Cabinetry: Choice of contemporary or traditional with soft-close doors to kitchen units.
- Worktops: Choice of coordinating laminate worktops with matching up stands.
- Appliances: Integrated stainless steel single electric oven, 4-zone induction hob, and stainless steel chimney extractor hood.
- Plumbing: Stainless steel 1.5 bowl sink with chrome mixer tap.
- Utility Rooms: Selected plots plumbing for washing machine and space for tumble dryer.
- Safety: Smoke Alarms & heat detectors
- Flooring: Choice of floor finishes from a selected range

Bathrooms & En-suit

- Sanitary Ware: Modern white sanitary ware with contemporary chrome fittings.
- Showers: Thermostatic shower over the bath or inside an enclosed glass cubicle.
- Tiling: Choice of half-height wall tiling in wet areas and full-height tiling inside shower cubicles from a selected range.
- Towel Rails: Heated chrome towel rails fitted to main bathrooms and primary en-suites.
- Flooring : choice of vinyl floor finishes from selected range

Electrical & Heating

- Heating and Hot water: Air Source Heat Pump with time zone control. Sophisticated touchscreen control and remote control via tablet or smart phone.
- Lighting: Energy-saving LED down lights to kitchen and bathrooms; pendant lighting to lounge and bedrooms.

- Renewable technology: solar photovoltaic (PV) technology takes light from the sun and uses it to generate electricity. Solar PV can help cut the electricity bills, reducing your carbon footprint lowering energy bills.
- Sockets: White electrical faceplates throughout, with integrated USB charging sockets in the main bedroom.
- Car Charging: Provision is made for future car charging points. Car charger available as an extra.
- Battery storage: Upgrade optional battery storage system is available to complement the solar installation, enabling homeowners to capture and store surplus renewable energy for use at any time of day, enhancing both sustainability and energy efficiency.

Internal Style & Features

- Doors: White-painted panelled internal doors styled with chrome finish handles.
- Walls/Ceilings: Smooth-skimmed ceilings and walls painted in white.
- Woodwork: White satinwood or gloss-finished architraves and matching skirtings.
- Windows: High-performance, double-glazed UPVC windows with secure multi-point locking mechanisms.
- Internet: Broadband with BT Fibre

External Finish

- Gardens: Flagged pathways, boundary fencing and top soil provided for individual finish.
- Driveway: Block-paved private driveway providing off-street parking.
- Lighting: Feature lighting to front & rear
- Windows & Doors: UPVC agate grey
- Facia & Soffits: Agate grey
- Render: Webber chalk white

**** All homes are provided with a 10 year warranty ****

THE BRECON FLOORPLANS

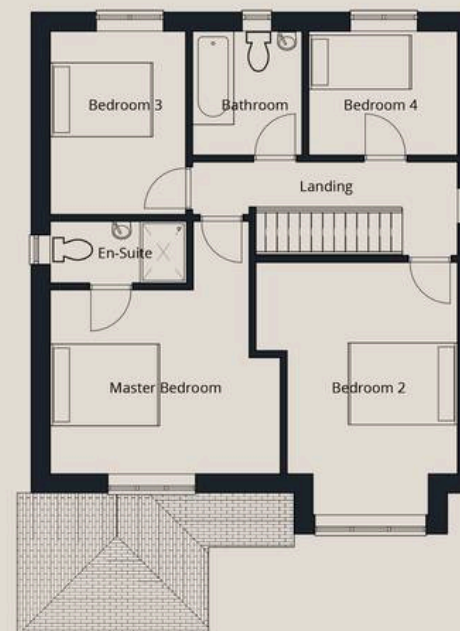
Total Area: 1550 sq.ft.

GROUND FLOOR



Kitchen / Dining	25'9" x 10'9"	7.86 x 3.27m
Lounge	11'8" x 19'4"	3.56 x 5.90m
Utility	5'6" x 6'4"	1.69 x 1.92m
Cloaks	2'11" x 6'4"	0.90 x 1.92m

FIRST FLOOR



Master Bedroom	14'7" x 11'8"	4.44 x 3.55m
En-Suite	8'8" x 3'11"	2.63 x 1.20m
Bedroom 2	12'9" x 15'10"	3.89 x 4.85m
Bedroom 3	8'7" x 11'7"	2.62 x 3.54m
Bedroom 4	9'5" x 7'10"	2.87 x 2.39m
Bathroom	6'11" x 7'10"	2.12 x 2.39m





Williams Estates Denbigh Office

Williams Estates, 1-3 Crown Square – LL16 3AA

01745817417 • Denbigh@williamsestates.com • www.williamsestates.com

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