



Plot 05, The Elan, Cil Y Coed, Henllan, LL16 5DB, Henllan – LL16 5DB
£335,000

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Henllan

UNDER CONSTRUCTION

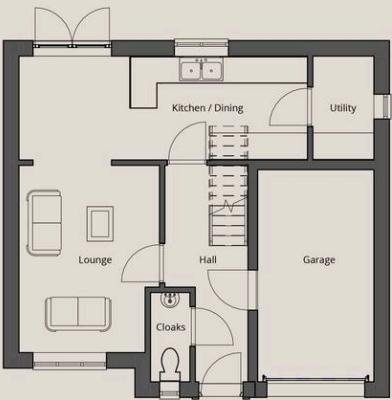
An exciting opportunity to purchase a brand new three bedroom detached family home, due to be constructed to an exceptional standard throughout within an attractive and sought-after development. Designed with modern family living in mind, the property will combine stylish contemporary architecture with spacious and versatile accommodation, finished with high quality fixtures and fittings throughout.

The accommodation is set to comprise a welcoming entrance hall, generous open plan kitchen, living and dining area creating the perfect space for entertaining and everyday family life with a separate utility room. To the first floor, the property will offer three bedrooms, including a spacious master bedroom benefitting from a contemporary en-suite, in addition to a stylish modern family bathroom.

THE ELAN FLOORPLANS

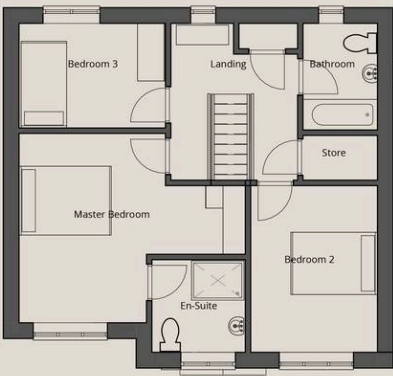
Total Area: 1282 sq.ft.

GROUND FLOOR



Kitchen / Dining	21'10" x 7'10"	6.66 x 2.40m
Lounge	10'8" x 14'2"	3.25 x 4.32m
Utility	4'8" x 7'10"	1.42 x 2.40m
Cloaks	2'11" x 6'9"	0.91 x 2.06m

FIRST FLOOR



Master Bedroom	17'4" x 14'3"	5.29 x 4.33m
En-Suite	7'0" x 6'12"	2.14 x 2.12m
Bedroom 2	9'6" x 12'6"	2.90 x 3.81m
Bedroom 3	10'11" x 7'10"	3.35 x 2.39m
Bathroom	5'7" x 8'0"	1.70 x 2.44m
Store	5'7" x 3'4"	1.70 x 1.02m



Externally, the property will enjoy landscaped gardens, off-road parking, and an integral garage, all designed to complement the clean and contemporary appearance of the home. Large windows throughout will allow an abundance of natural light to fill the accommodation, further enhancing the bright and airy feel. The properties will also offer the option of EV charging points and battery storage systems, available upon request and subject to quotation.

Offering the perfect blend of luxury, practicality, and modern living, this exceptional new build home presents an ideal opportunity for families, professionals, and purchasers seeking a high quality property in a desirable location. Early interest is highly recommended.



Kitchen/Diner
21' 10" x 7' 10" (6.66m x 2.40m)

Lounge
14' 2" x 10' 8" (4.32m x 3.25m)

Utility Room
7' 10" x 4' 8" (2.40m x 1.42m)

Cloak Room
6' 9" x 3' 0" (2.06m x 0.91m)

Master Bedroom
17' 4" x 14' 2" (5.29m x 4.33m)

En-Suite
7' 0" x 6' 11" (2.14m x 2.12m)

Bedroom Two
12' 6" x 9' 6" (3.81m x 2.90m)

Bedroom Three
11' 0" x 7' 10" (3.35m x 2.39m)

Bathroom
8' 0" x 5' 7" (2.44m x 1.70m)

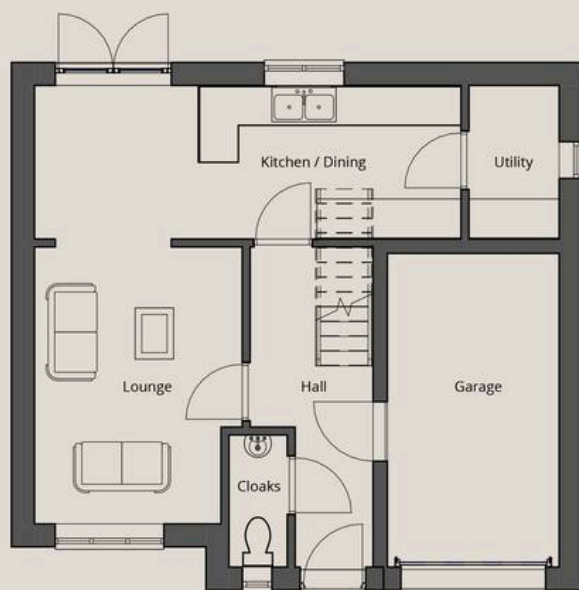
Store
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THE ELAN FLOORPLANS

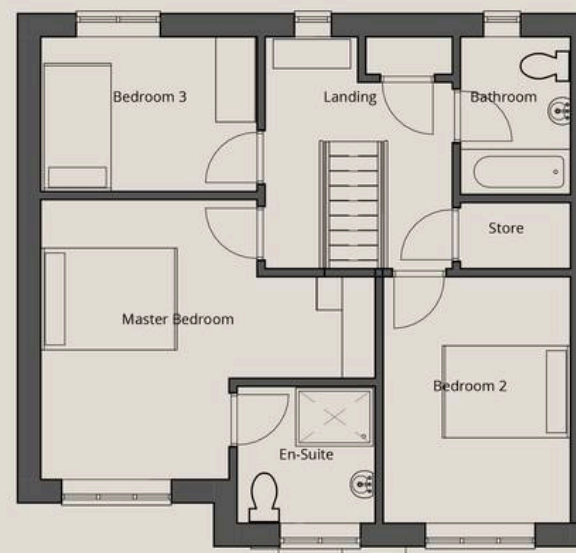
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HEINLLAN HILLS

SITEPLAN

HOUSE TYPES

The Brecon
4 Bedroom



The Snowdon
4 Bedroom



The Elan
3 Bedroom



The Llewellyn
3 Bedroom



The Tryfan
3 Bedroom



The Clwyd
3 Bedroom



The Cambrian
2 Bedroom



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