



Plot 09, The Cambrian, Cil Y Coed, Henllan, LL16 5DB, Henllan – LL16 5DB
£215,000

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Henllan

UNDER CONSTRUCTION

An exciting opportunity to purchase a brand new luxury semi-detached town house, due to be constructed to an exceptional standard throughout within the sought-after village of Henllan. Featuring an attractive contemporary design, the property has been carefully crafted to provide stylish, comfortable, and practical modern living.

Perfectly suited to first-time buyers, couples, or investors, the accommodation will provide bright and spacious interiors finished with high quality throughout. The ground floor is set to comprise a welcoming entrance area leading into a stunning open-plan kitchen/lounge space, creating a modern and sociable environment ideal for both everyday living and entertaining. Large windows throughout the property will allow plenty of natural light to flow through the accommodation, enhancing the bright and airy feel of the home.

To the first floor, the property will offer two well proportioned bedrooms together with a stylish contemporary bathroom suite, all finished to a high specification with a modern and elegant finish throughout.





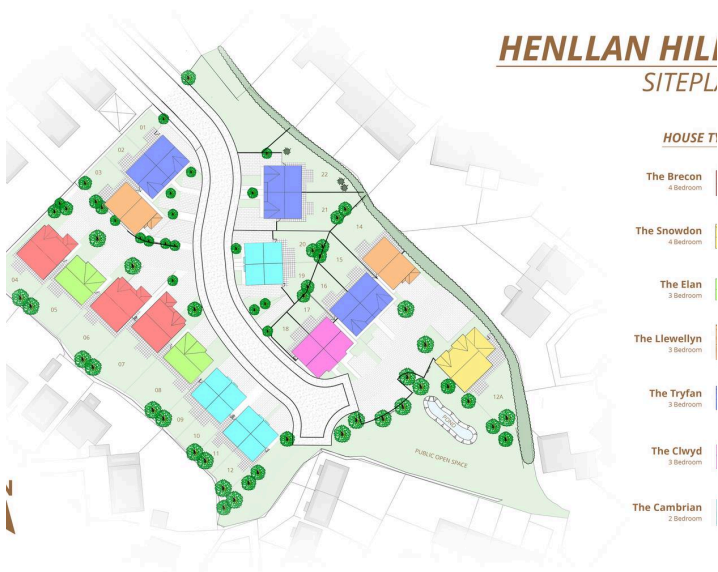
Externally, the property will benefit from private off-road parking and attractive low maintenance outdoor area. The development itself has been carefully planned to offer a modern and attractive streetscape with excellent kerb appeal. The properties will also offer the option of EV charging points and battery storage systems, available upon request and subject to quotation.

Situated in the popular village of Henllan, the property enjoys a peaceful setting whilst remaining conveniently located for nearby amenities and surrounding towns, and beautiful countryside walks. Combining luxury, practicality and modern living, this exceptional new build home offers a fantastic opportunity to secure a beautifully designed property within a highly desirable location. Register your interest now

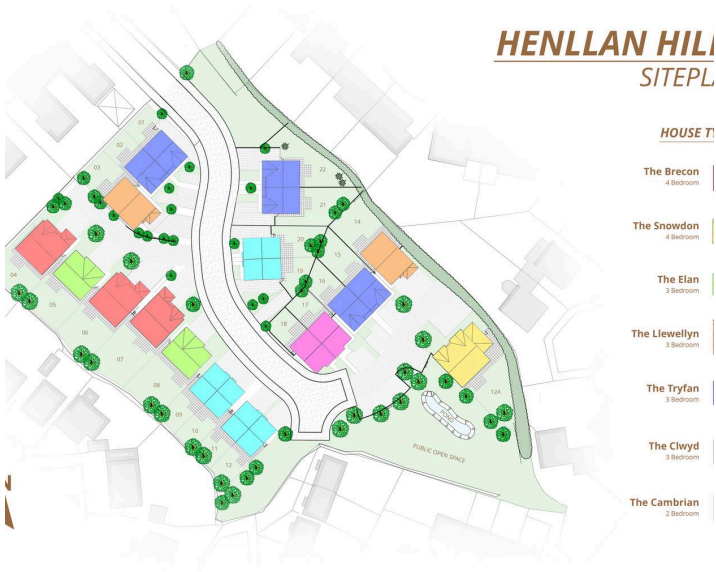
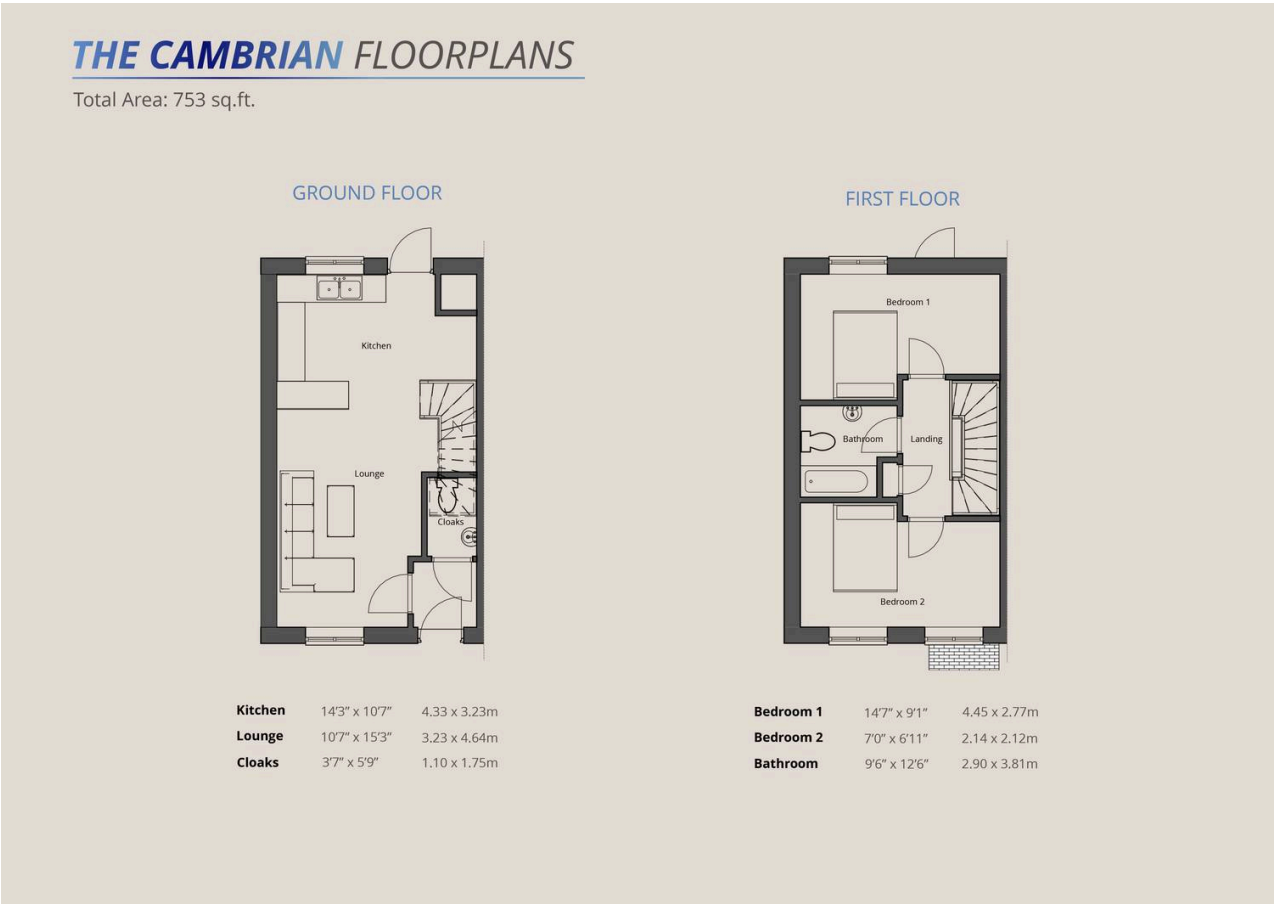
Council Tax band: TBD

Tenure: Freehold

EPC Rating: TBC



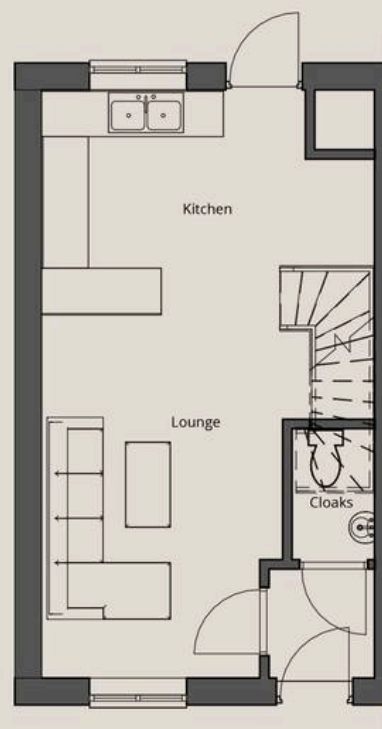
- Kitchen**
14' 2" x 10' 7" (4.33m x 3.23m)
- Lounge**
15' 3" x 10' 7" (4.64m x 3.23m)
- Cloak Room**
5' 9" x 3' 7" (1.75m x 1.10m)
- Bedroom One**
14' 7" x 9' 1" (4.45m x 2.77m)
- Bedroom Two**
7' 0" x 6' 11" (2.14m x 2.12m)
- Bathroom**
12' 6" x 9' 6" (3.81m x 2.90m)



THE CAMBRIAN FLOORPLANS

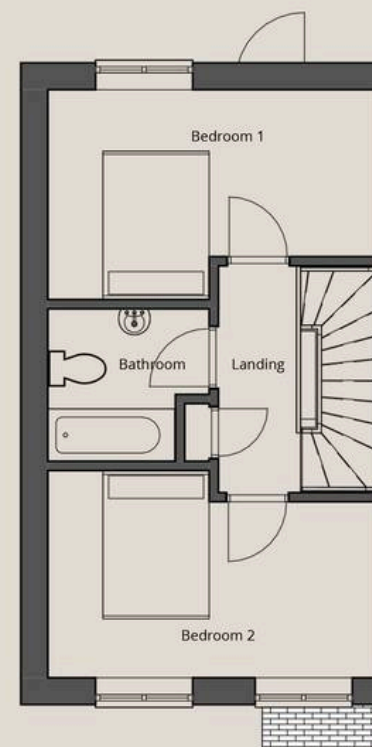
Total Area: 753 sq.ft.

GROUND FLOOR



Kitchen	14'3" x 10'7"	4.33 x 3.23m
Lounge	10'7" x 15'3"	3.23 x 4.64m
Cloaks	3'7" x 5'9"	1.10 x 1.75m

FIRST FLOOR



Bedroom 1	14'7" x 9'1"	4.45 x 2.77m
Bedroom 2	7'0" x 6'11"	2.14 x 2.12m
Bathroom	9'6" x 12'6"	2.90 x 3.81m

HEINLLAN HILLS

SITEPLAN

HOUSE TYPES

The Brecon
4 Bedroom



The Snowdon
4 Bedroom



The Elan
3 Bedroom



The Llewellyn
3 Bedroom



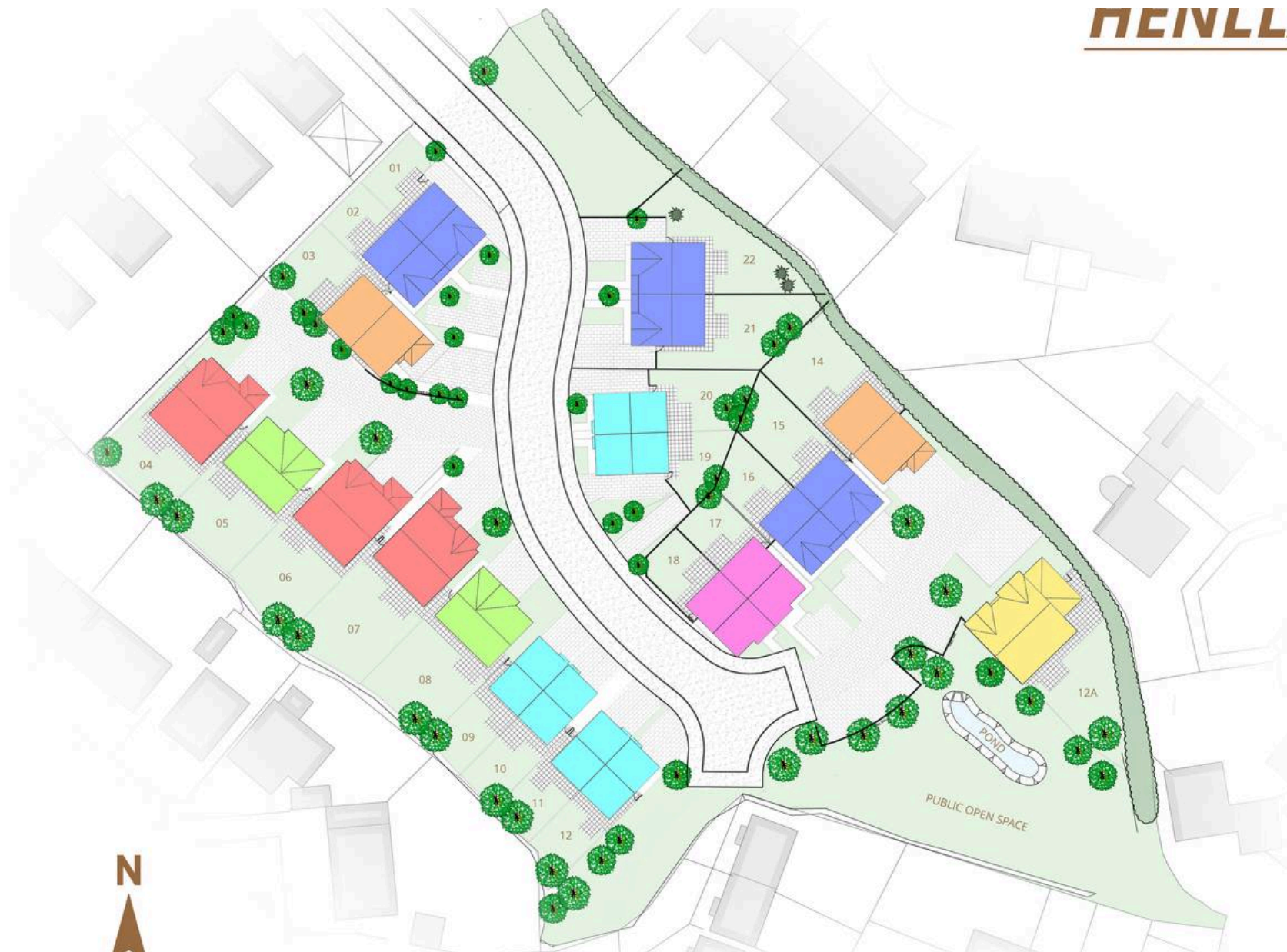
The Tryfan
3 Bedroom



The Clwyd
3 Bedroom



The Cambrian
2 Bedroom



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