



Plot 12a, The Snowdon, Cil Y Coed, Henllan – LL16 5DB
£550,000

Plot 12a, The Snowdon, Cil Y Coed

Henllan

An exceptional opportunity to purchase a brand new luxury detached family home, due to be constructed to an outstanding specification within the sought-after village of Henllan. Designed to combine elegant contemporary styling with spacious and practical family living, this impressive four bedroom residence will offer beautifully appointed accommodation throughout together with high quality finishes and modern design features.

The property has been thoughtfully planned to provide versatile living space ideal for modern family life. The ground floor accommodation is set to comprise a welcoming entrance hall, spacious lounge, cosy snug offering an additional reception space perfect for relaxing or home working, and a stunning open-plan kitchen diner designed to become the heart of the home, ideal for entertaining and everyday living alike. Large windows and contemporary glazing will allow an abundance of natural light throughout, creating bright and airy accommodation.

To the first floor, the property will offer four generously sized bedrooms, including an impressive master bedroom benefitting from its own private en-suite, together with a stylish contemporary family bathroom finished to a high standard.





Kitchen/Diner

27' 7" x 11' 2" (8.42m x 3.40m)

Lounge

19' 0" x 11' 8" (5.79m x 3.56m)

Snug

10' 11" x 10' 8" (3.34m x 3.26m)

Cloak Room

8' 6" x 3' 7" (2.60m x 1.10m)

Master Bedroom

16' 5" x 14' 3" (5.00m x 4.34m)

En-Suite

10' 6" x 3' 11" (3.20m x 1.20m)

Bedroom Two

15' 7" x 10' 10" (4.74m x 3.29m)

Bedroom Three

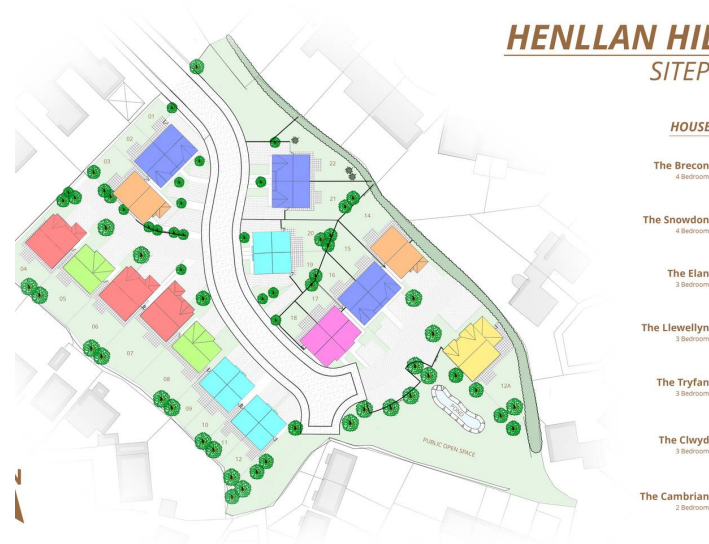
11' 7" x 10' 5" (3.54m x 3.18m)

Bedroom Four

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

Bathroom

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



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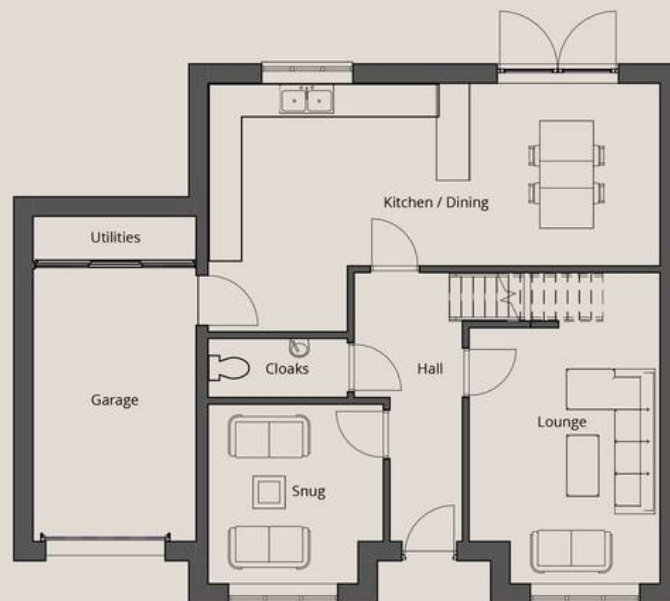
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THE SNOWDON FLOORPLANS

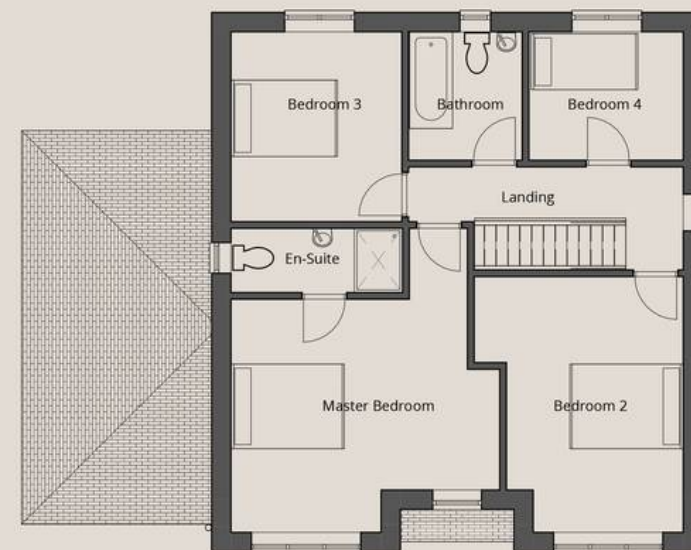
Total Area: 1855 sq.ft.

GROUND FLOOR



Kitchen / Dining	27'7" x 11'2"	8.42 x 3.40m
Lounge	11'8" x 18'12"	3.56 x 5.79m
Snug	10'8" x 10'12"	3.26 x 3.34m
Cloaks	8'6" x 3'7"	2.60 x 1.10m

FIRST FLOOR



Master Bedroom	16'5" x 14'3"	5.00 x 4.34m
En-Suite	10'6" x 3'11"	3.20 x 1.20m
Bedroom 2	10'10" x 15'7"	3.29 x 4.74m
Bedroom 3	10'5" x 11'7"	3.18 x 3.54m
Bedroom 4	11'7" x 7'10"	2.87 x 2.39m
Bathroom	6'11" x 7'10"	2.12 x 2.39m



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