

Terry Thomas & Co

ESTATE AGENTS



3 Llys Llewelyn, Peniel, Carmarthen, SA32 7DL

Viewings highly recommended. A beautifully modern family home located on a prestigious cul-de-sac in the quiet village of Peniel. The property is newly constructed. The property has a living room, family room, kitchen/dining room, utility room, study/boot room and WC on the ground level and then 5 bedrooms and En-suite, family bathroom and a dressing room on the first floor. There is a patio area to the side and rear and parking for 4 cars as well as a integral garage.

The property also has superfast 1GB Fibre broadband which is direct to dwelling. The predicted EPC is an 'A' as the property is a modern energy efficient home with Air Source heat pump, high insulation levels, underfloor heating and PV solar panels.

*****Please note photographs used are for illustration purpose only. *****

Offers in the region of £585,000

3 Llys Llewelyn

Peniel, Carmarthen, SA32 7DL



Step inside this contemporary abode and be greeted by a plethora of living spaces including a cosy living room, a versatile family room, and a stylish kitchen/dining room perfect for entertaining guests. The ground level also features a convenient utility room, a study/boot room, and a WC for added convenience. As you ascend to the first floor, you'll find 5 well-appointed bedrooms, including a luxurious en-suite, a family bathroom, and a dressing room providing a touch of elegance to your daily routine.

Outside, a charming patio area awaits, offering a perfect spot for al fresco dining or simply unwinding after a long day. With parking space for 4 cars and an integral garage, parking will never be an issue for you or your guests.

This modern marvel is not only aesthetically pleasing but also environmentally friendly, boasting superfast 1GB Fibre broadband and an impressive 'A' predicted EPC rating. The property is equipped with an Air Source heat pump, high insulation levels, underfloor heating, and PV solar panels, ensuring both comfort and sustainability.

Don't miss the opportunity to make this prestigious cul-de-sac address your new home. Embrace the tranquillity of village life while enjoying the modern comforts this property has to offer.

Hallway

13'9" x 8'10" (4.21m x 2.70m)

A welcoming and generously proportioned entrance hallway approached via a light oak and green-fronted composite double-glazed entrance door. The hallway features attractive oak engineered flooring and an oak balustrade with glazed staircase rising to the first floor.

An under-stairs storage cupboard houses the manifolds for the ground-floor underfloor heating. Doors lead to the lounge, open-plan kitchen/dining/family room, cloakroom and integral garage.

WC

Fitted with a close-coupled WC, pedestal wash hand basin with brick-effect tiled splashback and LED-lit mirror over. Oak engineered flooring.

Living Room

18'8" x 13'5" (5.70m x 4.10m)

A spacious and well-proportioned reception room featuring oak engineered flooring and a uPVC double-glazed window to the front.

Kitchen/Dining Room

25'5" x 17'8" narrowing to 13'10" (7.75m x 5.40m narrowing to 4.24m)

A superb open-plan space forming the heart of the home. The kitchen is fitted with a range of brand-new, luxury base-level units with quartz work surfaces over and a Neff induction hob.

The kitchen/dining area features uPVC double-glazed

windows to the rear and uPVC double-glazed double doors opening onto the rear garden.

An open entrance leads through to the sun lounge.

Family Room

10'9" x 13'10" (3.28m x 4.23m)

A bright and versatile additional reception space with oak engineered flooring, uPVC double-glazed patio doors to the side and uPVC double-glazed windows to the rear.

Study Boot Room

11'11" x 5'5" (3.65m x 1.67m)

Oak engineered flooring continues through from the kitchen/dining area into the rear entrance hall.

Utility Room

11'10" x 5'5" (3.62m x 1.67m)

Fitted with base-level units, plumbing for a washing machine and space for a tumble dryer. uPVC double-glazed window to the front and oak engineered flooring.

1st Floor Gallery Landing

17'7" x 8'10" (5.36m x 2.71m)

A spacious half-gallery landing featuring an oak newel post and glazed balustrading. The landing has a large uPVC double-glazed window to the front, thermostatically controlled panel radiator and access to the loft space via a pull-down ladder.

Doors lead to all bedrooms and the family bathroom.

Principal Bedroom with En Suite and Dressing Room

13'6" x 13'6" (4.12m x 4.12m)

A generous principal bedroom with access to a walk-in dressing room and a stylish en-suite shower room.

En-Suite — 2.27m x 1.68m

Fitted with a wall-mounted floating wash hand basin, close-coupled WC and open walk-in shower with black-finished fittings, incorporating a body spray and rainfall shower head.

The room is finished with Corian-effect porcelain tiled flooring and floor-to-ceiling matching tiled walls. There is uPVC double glazing to the side and a black-finished ladder-style towel radiator.

Bedroom 2

12'9" x 13'5" (3.91m x 4.10m)

A further well-proportioned double bedroom with uPVC double-glazed windows to the front and thermostatically controlled panel radiator.

Bedroom 3

13'5" maximum narrowing to 12'4" x 13'6" (4.10m maximum narrowing to 3.78m x 4.13m)

A spacious rear-facing bedroom with uPVC double-glazed window to the rear and thermostatically controlled panel radiator.

Bedroom 4

13'8" x 11'9" (4.17m x 3.60m)

A good-sized rear bedroom with uPVC double-glazed windows to the rear and thermostatically controlled panel radiator.

Family Bathroom

13'4" x 7'10" (4.08m x 2.39m)

A luxurious family bathroom comprising a freestanding oval-shaped bath, close-coupled WC, floating wall-mounted wash hand basin and corner shower enclosure with chrome mixer shower fittings, body spray and rainfall shower head.

The bathroom is finished with Corian-effect porcelain tiled flooring and floor-to-ceiling tiled walls. Further features include uPVC double glazing to the side and a wall-mounted chrome ladder-style towel radiator.

Bedroom 5

13'5" maximum narrowing to 12'4" x 13'2" (4.10m maximum narrowing to 3.78m x 4.02m)

A further well-proportioned bedroom with uPVC double-glazed windows to the rear.

Externally

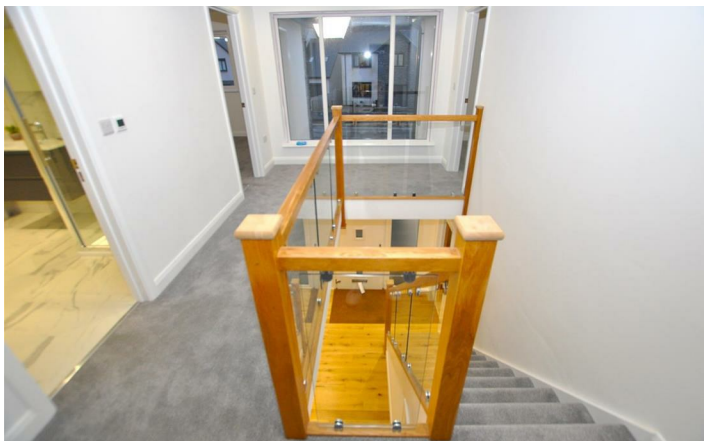
Garage

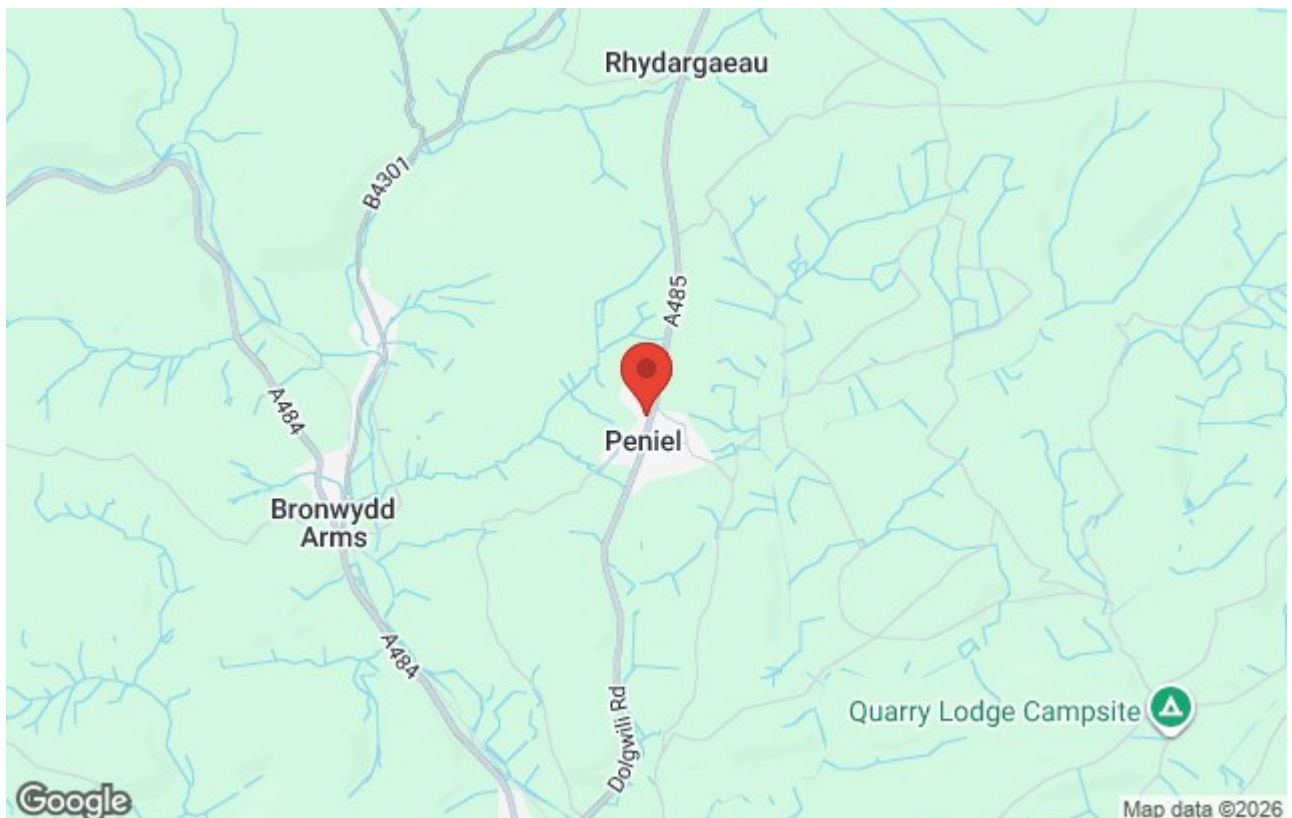
13'6" x 15'9" extending to 20'8" (4.12m x 4.82m extending to 6.31m)

The integral garage is accessed via a remote-controlled up-and-over door and provides useful additional storage and parking space. The garage houses the SolaX power equipment associated with the solar panel system, together with the pressurised unvented hot water cylinder and heating equipment.

Services

Mains electricity, drainage and water. Heating from air source pump. Underfloor heating.







Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

Energy Efficiency Rating

Technology	Efficiency Rating	Current (%)	Potential (%)
Very energy efficient - low running costs			
Gas plants	A	93	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			

Environmental impact (CO₂) Rating

Technology	CO ₂ Rating	Current (%)	Potential (%)
Very environmentally friendly - lower CO ₂ emissions			
Gas plants	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not environmentally friendly - higher CO ₂ emissions			