



## The Gwili Cysgod Yr

**£380,000**

- ECO FRIENDLY DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- DETACHED HOME
- OPEN PLAN KITCHEN DINER
- MASTER BEDROOM EN SUITE
- STUDY
- SMART ENERGY FEATURES
- HIGH QUALITY FINISH
- EPC Rating: Exempt



 4  3  3

**Pinkmove**

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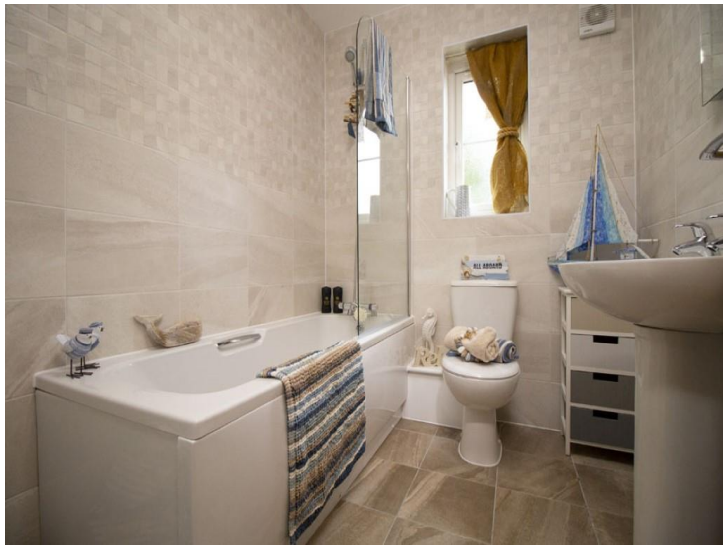


## About the property

We are pleased to offer this new development, 'Cysgod yr Elgwys', a collection of beautifully designed 3 and 4 bedroom homes in Llannon, Carmarthenshire.







## Accommodation

### Living Room

16' 8" x 10' 4" ( 5.08m x 3.15m )

### Study

9' 7" x 7' ( 2.92m x 2.13m )

### Kitchen/Diner

20' 1" x 13' 11" ( 6.12m x 4.24m )

### Play Room

13' x 9' 7" ( 3.96m x 2.92m )

### Utility Room

7' 6" x 6' 9" ( 2.29m x 2.06m )

### W.C

6' 9" x 6' ( 2.06m x 1.83m )

### Bedroom One

18' x 9' 7" ( 5.49m x 2.92m )

### En Suite

8' x 6' 8" ( 2.44m x 2.03m )

### Bedroom Two

14' 2" x 10' 4" ( 4.32m x 3.15m )

### Wardrobe

5' 5" x 5' 3" ( 1.65m x 1.60m )

### Bedroom Three

16' 3" x 9' 7" ( 4.95m x 2.92m )

### Bedroom Four

10' 9" x 9' 1" ( 3.28m x 2.77m )

### Bathroom

12' 6" x 7' 10" ( 3.81m x 2.39m )

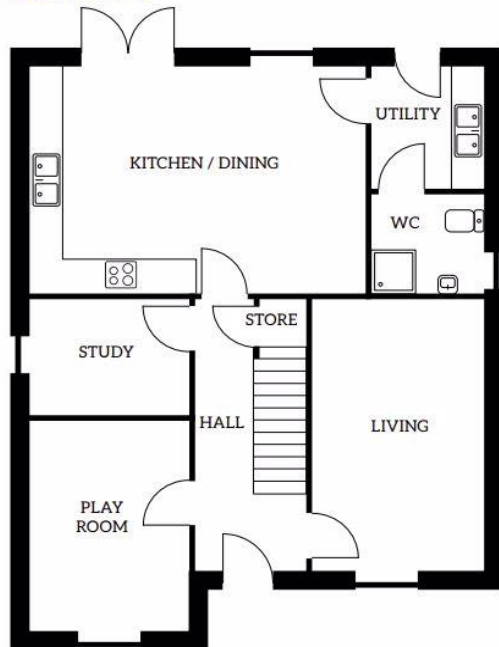
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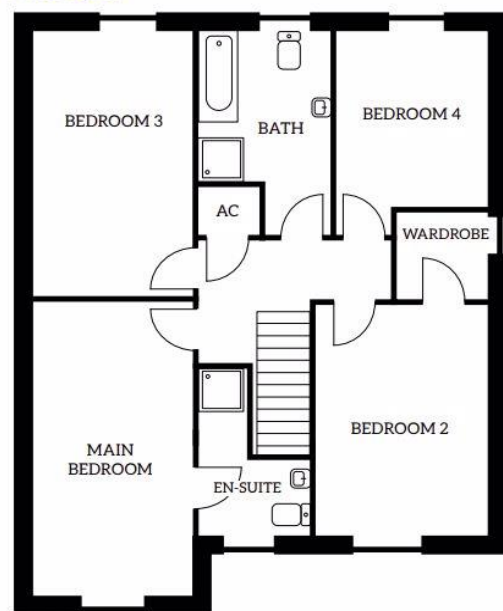
## Floorplan

Ground Floor



**KITCHEN/DINING:** 6.13m x 4.24m  
**LIVING ROOM:** 3.15m x 5.08m  
**STUDY:** 2.92m x 2.14m  
**PLAY ROOM:** 2.92m x 3.95m  
**UTILITY:** 2.06m x 2.28m  
**W.C:** 2.06m x 1.84m

First Floor



**MAIN BEDROOM:** 2.92m x 5.49m  
**BEDROOM 2:** 3.15m x 4.32m  
**BEDROOM 3:** 2.92m x 4.96m  
**BEDROOM 4:** 2.76m x 3.28m (min)  
**BATHROOM:** 2.4m (max) x 3.8m (max)  
**EN-SUITE:** 2.02m (max) x 2.44m (max)  
**WARDROBE:** 1.65m x 1.61m

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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