



## The Eleanor Cysgod Yr

£315,000

- Eco Friendly Development
- Four Double Bedrooms
- Detached Home
- Master Bedroom Ensuite
- Open Plan Kitchen Diner
- Living Room
- Study
- Smart Energy Features
- EPC Rating: Exempt



4 2 2



## About the property

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

Situated in the beautiful rolling landscape of Carmarthenshire, this exciting development offers residents the perks of a quaint rural lifestyle with all the advantages of easy access to a range of urban areas and market towns.

Upon entering our new home you'll immediately notice the high quality and workmanship that is not present in other typical new builds. From larger rooms, thicker walls more durable materials our team of architects, designers & craftspeople have worked to create a home every bit deserving of its surroundings.

All house types also come with high-tech energy-saving features including smart heating and up to 75% free hot water, ensuring your home is easy on the environment and wallet. Plus each home is covered by a 10-year structural defect warranty for ultimate peace of mind.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Living Room

15' 10" x 11' 1" ( 4.83m x 3.38m )

#### Study

8' 4" x 6' 4" ( 2.54m x 1.93m )

#### Kitchen/ Diner

23' 7" x 10' ( 7.19m x 3.05m )

#### W/C

7' 6" x 3' 7" ( 2.29m x 1.09m )

### First Floor

#### Landing

#### Bedroom One

14' x 13' 3" ( 4.27m x 4.04m )

#### En Suite

8' 11" x 3' 4" ( 2.72m x 1.02m )

#### Bedroom Two

8' 9" x 12' 6" ( 2.67m x 3.81m )

#### Bedroom Three

10' 8" x 10' ( 3.25m x 3.05m )

#### Bedroom Four

9' 10" x 8' 4" ( 3.00m x 2.54m )

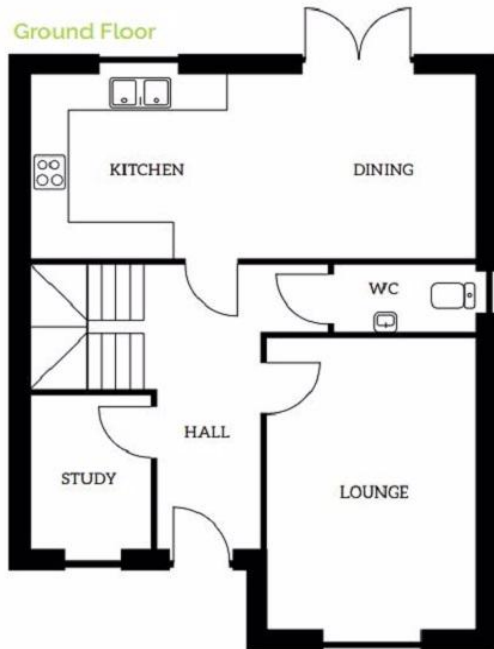
#### Bathroom

9' 3" x 6' 7" ( 2.82m x 2.01m )

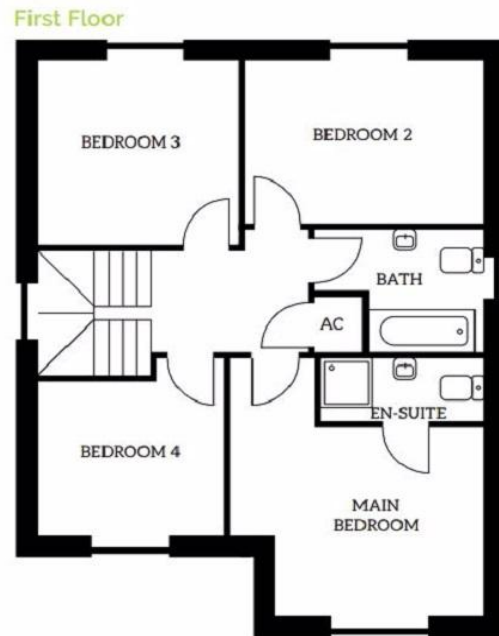
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## Floorplan



**KITCHEN/DINING:** 7.19m x 3.05m  
**LOUNGE:** 3.37m x 4.83m  
**STUDY:** 1.94m x 2.54m  
**W.C.:** 2.29m x 1.1m



**MAIN BEDROOM:** 4.07m (max) x 4.27m (max)  
**BEDROOM 2:** 3.83m x 2.67m  
**BEDROOM 3:** 3.25m x 3.05m  
**BEDROOM 4:** 3m x 2.54m  
**BATHROOM:** 2.83m (max) x 2m  
**EN SUITE:** 2.72m x 1.02m

## 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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