

# Terry Thomas & Co

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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 £575,000



# 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 a 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.

**Rooms:**

- Study/Boot Room
- Utility Room
- 1st Floor Landing
- Master Bedroom with En Suite and Dressing Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Bedroom 5
- Externally
- Garage

**Services:**

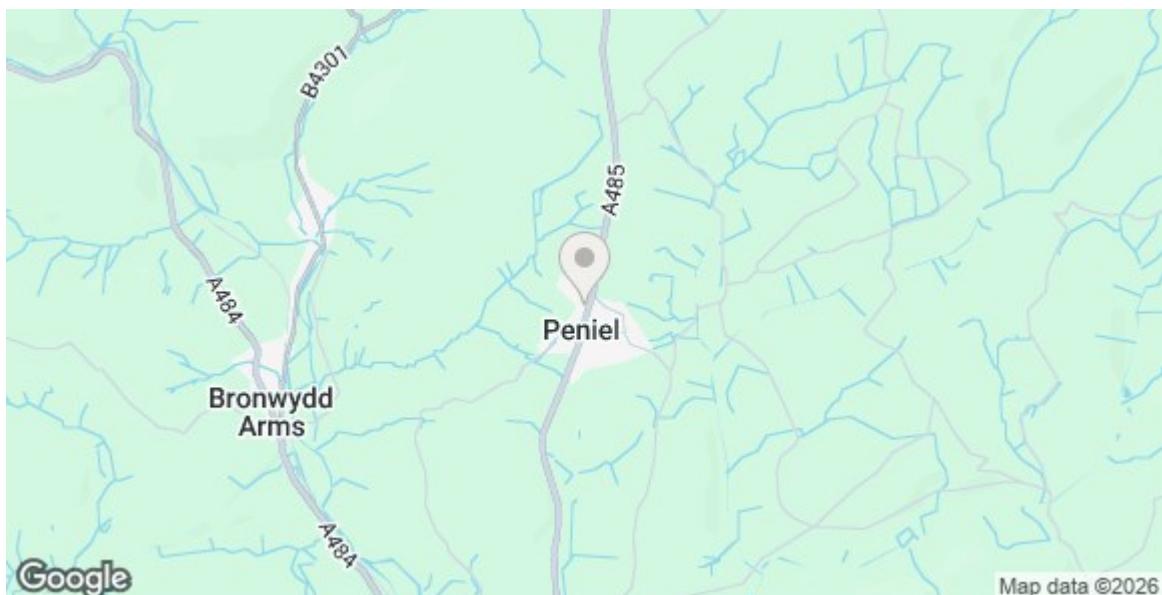
- Mains electricity, drainage and water.
- Heating from air source pump.
- Underfloor heating.

[Hallway](#)

[Living Room](#)

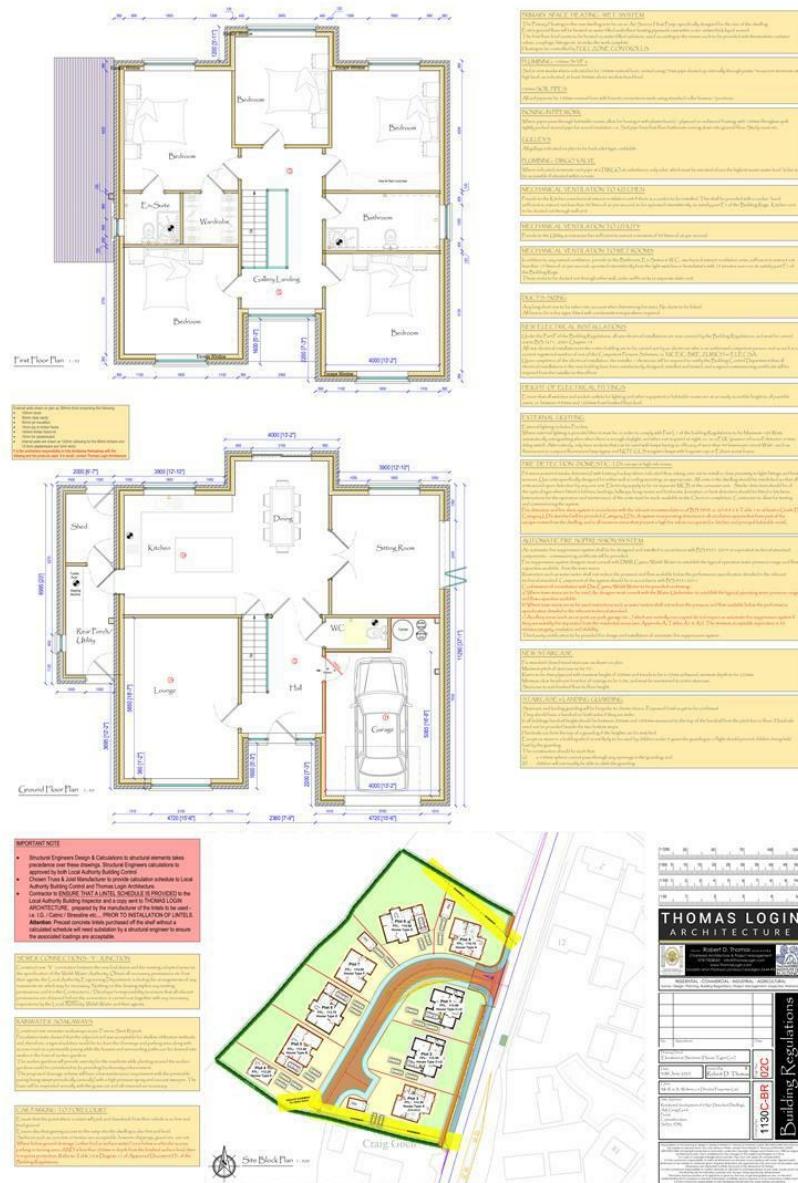
[Kitchen/Dining Room](#)

[Family Room](#)





## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:**

**Services:** Mains electricity, water, and drainage. Heating from air source heat pump. Underfloor heating.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2010/31/EU

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	Current	Potential
(92 plus) A	Green	Green
(81-91) B	Blue	Blue
(69-80) C	Yellow	Yellow
(55-68) D	Orange	Orange
(39-54) E	Red	Red
(21-38) F	Dark Red	Dark Red
(1-20) G	Black	Black
Not environmentally friendly - higher CO2 emissions	Current	Potential

EU Directive 2002/91/EC