Terry Thomas & Co









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. *****

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or your guests.





Step inside this contemporary abode This modern marvel is not only and be greeted by a plethora of living spaces including a cosy living room, a versatile family room, and a superfast 1GB Fibre broadband and 1st Floor Landing stylish kitchen/dining room perfect level also features a convenient utilityan Air Source heat pump, high for added convenience. As you ascend to the first floor, you'll find 5 comfort and sustainability. 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 Living Room for 4 cars and an integral garage, parking will never be an issue for you

aesthetically pleasing but also environmentally friendly, boasting an impressive 'A' predicted EPC

for entertaining guests. The ground rating. The property is equipped with room, a study/boot room, and a WCinsulation levels, underfloor heating, and PV solar panels, ensuring both

well-appointed bedrooms, including a Don't miss the opportunity to make Bedroom 4 this prestigious cul-de-sac address your new home. Embrace the tranquillity of village life while enjoying Bedroom 5 the modern comforts this property has to offer.

Hallway

Kitchen/Dining Room

Family Room

Study Boot Room

Utility Room

Master Bedroom with En Suite and **Dressing Room**

Bedroom 2

Bedroom 3

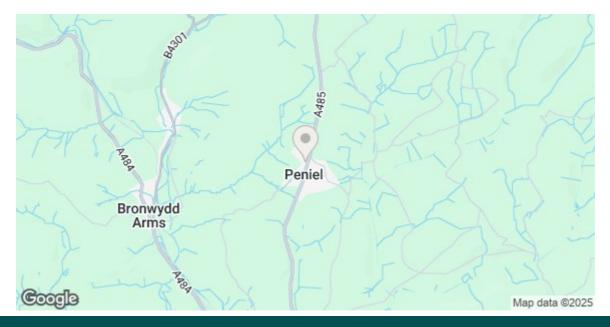
Family Bathroom

Externally

Garage

Services

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













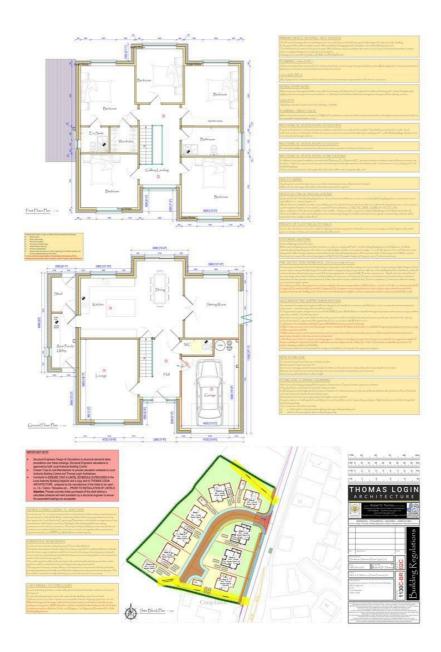






https://www.terrythomas.co.uk

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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG Tel: 01267 235330 Email: sales@terrythomas.co.uk https://www.terrythomas.co.uk

