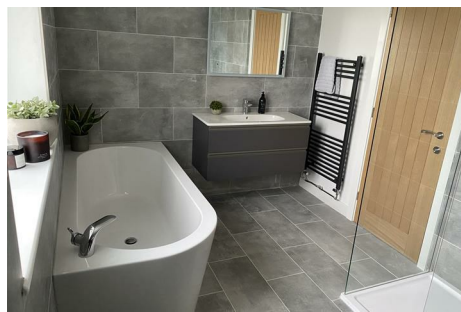


# Terry Thomas & Co

ESTATE AGENTS



## 4 Llys Llewelyn

Peniel, Carmarthen, SA32 7DN

Llys Llewelyn is an Exclusive Development of 8 Superior Detached properties, offering a rare opportunity in terms of location, aesthetics and specification.

Large glazed areas, along with black slate feature stone cladding emphasises the contemporary accents to this unique build. The properties also focus on modern sustainable living, having an 'A' rated EPC along with an air source heat pumps, extremely high level of insulation and PV solar panels.

There is also Underfloor heating in the property.

**Asking price £635,000**

# 4 Llys Llewelyn

Peniel, Carmarthen, SA32 7DN



## Ground floor

This property benefits from the following standard features:

- \* Band 'A' Energy performance certificate
- \* Air source heat pump, Underfloor heating, High level of insulation and PV solar panels
- \* Superior level of internal joinery, including engineered Oak doors, flooring and staircase.
- \* Superfast direct to house Fibre optic Broadband (up to 1GB - approximately 24 times faster than the UK average)

## Hallway

10'2" x 19'0" (3.12 x 5.8)

The hallway becomes the heart of this house, being spacious enough to be a room in itself. Oak flooring effortlessly leads you into each room and up to the airy first floor.

## Lounge

13'1" x 19'0" (4 x 5.8)

A nicely proportioned room flooded with light from the large window to fore.

## Sitting Room

13'1" x 11'1" (4 x 3.4)

A cosy snug which works perfectly well as a sitting room/play room or home study.

## WC/Cloakroom

## Kitchen/Family/Dining room

16'4" maximum into bay x 36'5" (5 maximum into bay x 11.12)

The wow factor of this stunning, open plan kitchen, is a bespoke 'Grey Onyx Corian' island being the perfect spot for preparing an evening meal, whilst taking in the views of your idyllic garden. The contrasting tones of the sleek dark grey units create a stylish and well-balanced space that's subtly discerning.

'Neff' appliances come as standard including: An Induction Hob, built-in fridge/freezer and dishwasher. There is also a 'Caple' wine cooler

## Utility Room

Fitted to the same high quality standard as the main kitchen with solid Oak worksurfaces. Space for a washing machine and tumble dryer. Access to the Integral Garage.

## Garage

29'6" x 11'5" (9 x 3.49)

Having double French doors to the rear leading out to the enclosed garden and an up and over door to fore. There is also power and lighting offering potential for a home gym/additional office space.

## First Floor

All of upstairs is fully carpeted.

## Principle Suite

12'7" x 15'1" (3.86 x 4.6)

A charming Master Bedroom suite, giving scope to design the space to suite your own personal requirements.

## En-suite

9'10" x 11'5" (3 x 3.49)

With all sanitary wear being 'Sottini' including double shower and 'D' shaped bath

## Dressing room

11'5" x 13'1" (3.49 x 4)

## Rear Bedroom 2

12'7" x 13'5" (3.86 x 4.1)

## En-suite

## Rear Bedroom 3

10'2" x 12'7" (3.12 x 3.86)

## Front Bedroom 4

12'7" x 15'1" (3.86 x 4.6)

## Family Bathroom

With all sanitary wear being 'Sottini' including a free standing bath

## Front Bedroom 5

13'1" x 12'4" (4 x 3.78)

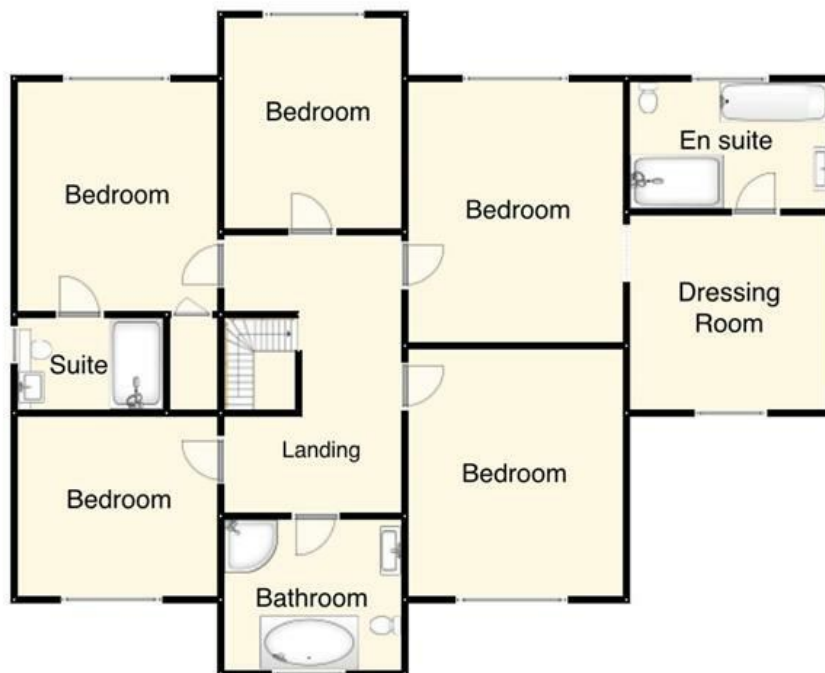
## Externally

Black limestone patio and tarmac to fore gives ample parking for up to 5/6 cars. The rear garden being 'Fan' shaped, with patio directly to rear and turfed, with fencing to all sides.





# Floor Plan



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 firm's 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 www.terrythomas.co.uk

