

Terry Thomas & Co

ESTATE AGENTS



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. The property also has superfast 1GB Fibre broadband which is direct to dwelling.

Offers in the region of £635,000

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Additional Information

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

14'4" x 8'1" (4.39 x 2.48)

The Hallway is the centre hub of the Ground Floor, having oak flooring leading you through to the Lounge, Sitting room, WC/Cloakroom, and the Kitchen/Dining/Family room, as well as having a staircase bringing you up to the First Floor.

Lounge

13'10" x 19'5" (4.22 x 5.93)

A wonderful and spacious living area, having a large window to fore that allows for plenty of glorious sunshine to flood in.

Sitting room

13'10" x 13'4" (4.23 x 4.08)

A second reception room with potential to be utilised as a sitting room or a play room.

Cloakroom/WC

Kitchen/Dining/Family room

36'6" x 13'4" (11.15 x 4.07)

An impressive open-plan space, being a statement of modern luxury living. The Kitchen boasts a stunning 'Miami Vena Stone' island, being the perfect spot for preparing an evening meal whilst taking in

the views of your idyllic garden. With matching base and eye-level units, the contrasting tones of the sleek dark grey create a stylish and well-balanced space. Neff appliances come as standard, including an induction hob, built-in separate fridge and freezer and dishwasher. Additionally there is a wine cooler.

Home Office/Gym/bedroom 5

11'6" x 9'7" (3.52 x 2.94)

Potential to be utilised as a third reception room or Bedroom 5.

Utility room

5'7" x 8'8" (1.72 x 2.66)

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.

Integral Garage

11'5" x 19'5" (3.50 x 5.92)

Up and over door to fore. There is also power and lighting offering potential for an additional Home Gym/Office space.

First Floor

The entirety of the First Floor is carpeted.

Landing

17'6" x 8'5" (5.34 x 2.57)

Large feature glazed window to fore.

Master Bedroom

13'6" x 18'2" (4.14 x 5.55)

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

Dressing room

11'6" x 11'4" (3.52 x 3.46)

Master Suite

11'5" x 8'9" (3.50 x 2.68)

High-quality sanitary wear. Wall-mounted floating vanity unit with fitted wash hand basin; Close-coupled economy flush WC; Large double shower unit.

Rear Bedroom 2

16'8" x 13'10" (5.09 x 4.23)

En-Suite 2

8'6" x 5'5" (2.60 x 1.67)

Front Bedroom 3

13'6" x 14'7" (4.14 x 4.45)

Front Bedroom 4

13'10" x 13'1" extending to 16'1" (4.24 x 3.99 extending to 4.91)

Family Bathroom

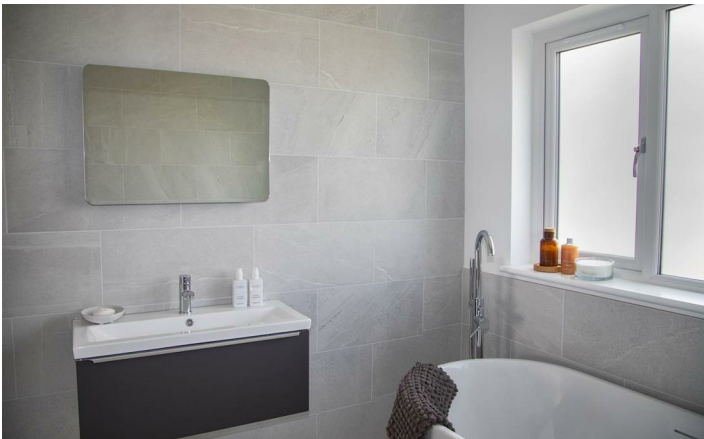
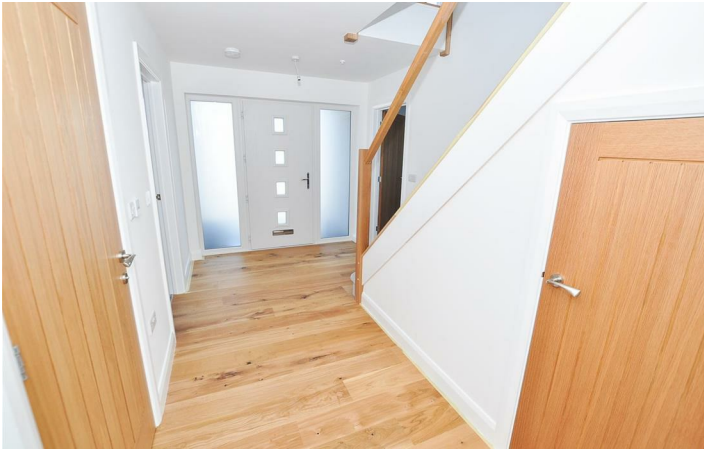
8'3" x 9'8" (2.53 x 2.97)

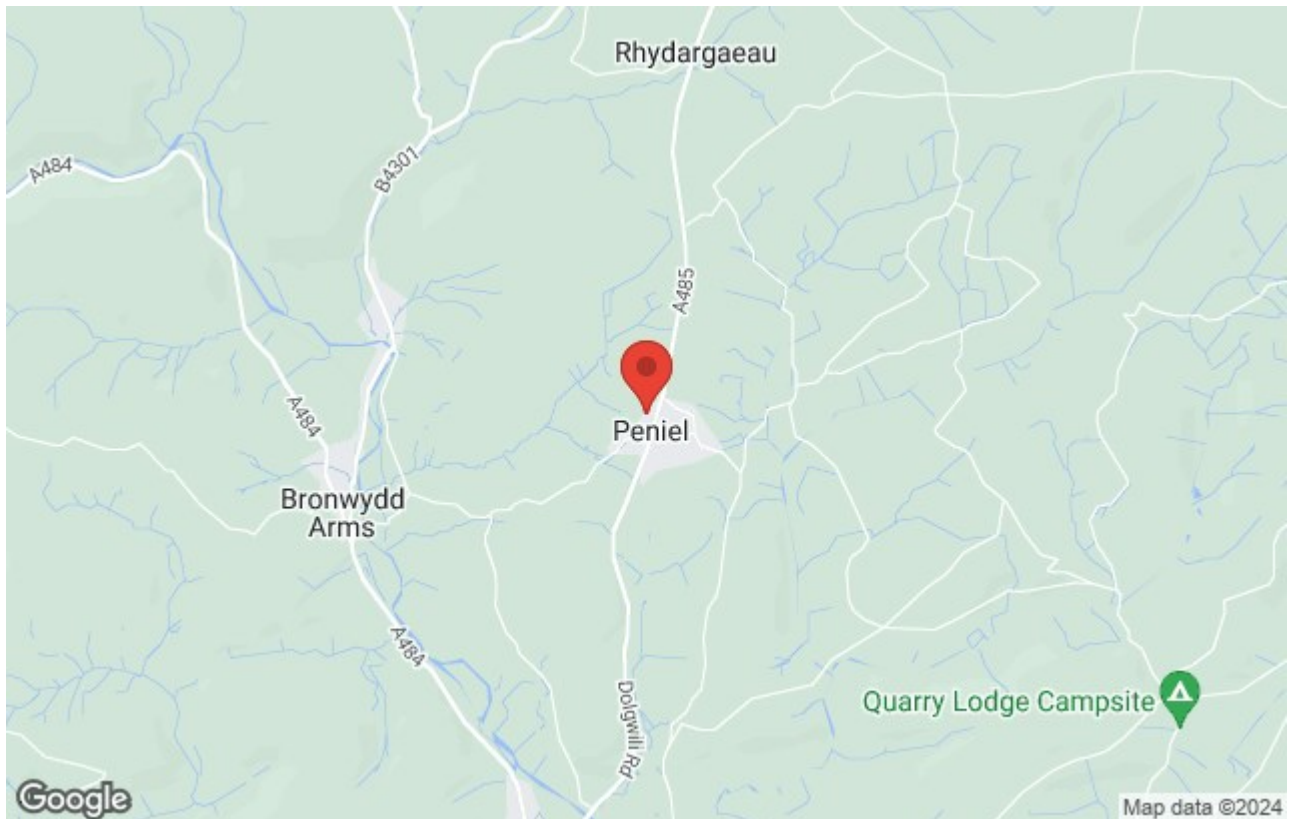
High-quality sanitary wear. Wall-mounted floating vanity unit with fitted wash hand basin; Close-coupled economy flush WC; Corner shower enclosure; Freestanding bath with mounted feature tap.

Externally

Black limestone patio and tarmac to fore gives ample parking for up to 5/6 cars.

Large rear garden, with patio directly to rear and turfed, with fencing to all sides.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains electricity, water & 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>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	