



# Terry Thomas & Co

ESTATE AGENTS



## 1 Llys Llewelyn

Peniel, Carmarthen, SA32 7DN

Offers in the region of £550,000

Viewings highly recommended. A beautifully modern family home located on a prestigious cul-de-sac in the quiet village of Peniel. The property is still under construction with completion February 2024. 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. Show home available on the development and available for viewings to appreciate the space and quality of finishes\*\*\*\*\*

### Viewing

Please contact our TERRY THOMAS & Co Office on 01267 235330 if you wish to arrange a viewing appointment for this property or require further information.





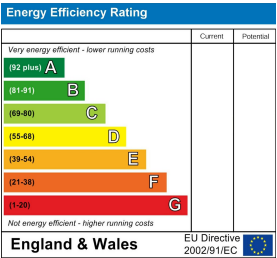
Floor Plan



Area Map



Energy Efficiency Graph



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