

*Building quality homes throughout South Wales for over the last 25 years, Haywood Homes pride itself on offering homes of great quality and the exceptional specification included in the price.*



11 Lon Ty Cwm, Carmarthen. SA31 3GA.

£425,000

R/4110/NT

Exceptional homes built by a developer in the area for the last 25 years. Haywood Homes offer value for money and are built to an excellent standard. Light and roomy properties with windows and patio doors placed to enjoy the views from the property whether of the garden or fields on the nearby hillside. Solar panels and car charger plug in are some of the unseen features that give these homes an A energy efficiency rating. Large Storage cupboards, fitted wardrobe and en suite to master bedroom, with cloakroom, utility room and Integral garage being the norm. The great party room of open plan Kitchen dining and sitting rooms with double doors leading through to the living room. Flowing accommodation with early internal viewing highly recommended.

Johnstown village has Junior & secondary schools and leisure center. Carmarthen Town center is a mile with its great facilities ( Listed Below).



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## Superb Home Some Specifications

Every one of our exceptionally well-designed home comes with full double glazing throughout and a stunning designer kitchen with integrated appliances (a wine chiller is also included on certain properties). Our kitchens are fitted with downlighters giving a light and airy atmosphere to the heart of the home, Our bathrooms are fitted with full-height showers for your comfort.

All windows in our new properties have “easy clean hinges.” This means that you can easily clean the outside of your windows from the inside without the need for a ladder. All our homes are now fitted with modern gas condensing boilers which operate at around 98% efficiency, far better than traditional boilers, helping to make your home cheaper to run.

All our homes are now fitted with an automatic sprinkler system, giving you peace of mind that you and your family are even safer. Other internal features include loft ladders, a television aerial and USB plugs for convenience, low energy lighting throughout, and oak panel internal doors giving a warm homely entrance to every room. To the outside of our homes, solar panels on the roof will make a big difference to your energy costs. We are fitting these to make all our new homes greener. We fit dust-to-dawn PIR sensor lights to front doors. To the side and rear doors are external lights, There is also a convenient outside socket and a water tap

## Location

Carmarthen Town offers excellent facilities including restaurants, pubs and clubs. Traditional and national retail shops, vets, hospitals, junior & secondary schools, post offices, churches, cinema, Lyric theater and beauty salons. For those who enjoy an active lifestyle, there is a nearby leisure centre, football, rugby and cricket clubs.

Carmarthenshire has four high-quality golf courses including the Championship courses at Machynys Peninsula and Ashburnham. Furthermore, there are a number of famous cycle trails in the area. Walkers paradise with footpaths and cycle paths. Further afield is Betws mountain and slightly further the breath-taking scenery of the nearby Brecon Beacons National Park, Llyn y Fan Fach and South Wales's highest peak, Pen y Fan.

For those beach lovers you can be sitting on the beach within 15 minutes. Idyllic places to visit include Carmarthen Bay, Ferryside, Amroth, Saundersfoot, Pendine, Little Haven, Tenby, Llansteffan and Laugharne. Pembrey Country Park with Dry ski slope, enclosed cycle track, woodland walks and large sandy beach.

## Room Sizes Approx

Living Room : (6.30m (20' 8") x 2.96m (9' 9"))

Combined Kitchen And Dining Room : (7.84m (25' 9") x 4.28m (14' 1"))

Utility Room : (2.87m (9' 5") x 1.94m (6' 4"))

Garage : (6.50m (21' 4") x 3.05m (10' 0"))

Master Bedroom : (4.58m (15' 0") x 3.61m (11' 10") max)

Bedroom 2 : (4.39m (14' 5") x 2.96m (9' 9") max)

Bedroom 3 : (4.11m (13' 6") x 3.27m (10' 9"))

Bedroom 4 : (2.84m (9' 4") x 2.65m (8' 8"))

Family Bathroom : (2.65m (8' 8") x 2.23m (7' 4"))

## Specifications

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These four-bedroom beautiful homes will benefit from:

Solar panels set in roof tiles

Electric garage door

Electric car charger

Fire sprinklers throughout the property

Juliet balcony to the rear of the Master Bedroom Walk in wardrobes in the Master Bedroom

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## Site Prices 09/05/24

Plot 9 - House Number 8 £ 435,000.00

Plot 10 – House Number 9 £ 425,000.00

Plot 11 – House Number 10 £ 425,000.00

Plot 12 – House Number 11 £ 425,000.00

Plot 13 – House Number 12 £ 425,000.00

Plot 14 – House Number 13 £ 385,000.00 RESERVED  
9.5.24

Plot 15 – House Number 14 £ 385,000.00

Plot 16 – House Number 15 £ 385,000.00

Plot 17 – House Number 16 £ 440,000.00

## Tenure

We are informed the property is Freehold.

## Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - TBC

## Services

We are advised that there is mains water and drainage, mains electricity and mains gas to the property.

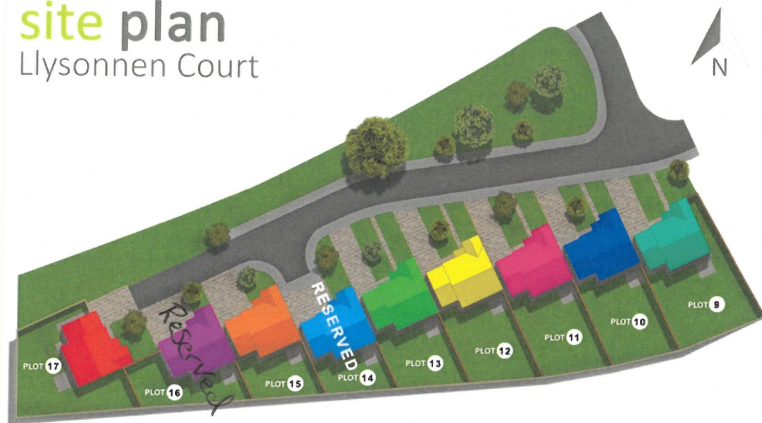
## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Site Plan

Click on the individual plots on the plan for more information on each one.

### site plan Llysonnen Court



## Specification


### Directions

From the office continue to the end of Lammas Street keeping to the right hand lane. Straight on and at the roundabout take the 1st junction off to the left. Carry on past Picton Monument and down to the traffic lights. Carry straight on which is the second right. Pass the garage and shop, continue on and the entrance to the cul de sac will be found on the left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

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