



PROPERTY SUMMARY

CURRENTLY ON SITE! Two brand new FOUR bedroom detached houses available within the sought after development of Parc Tyn y Waun. Single garage. Balcony off the lounge. Open plan kitchen / dining room. Quality finishes throughout. REGISTER YOUR INTEREST TODAY.

Parc Tyn Y Waun is a popular and established residential development positioned within the historic village of Llangynwyd. The properties are within easy walking distance of Ysgol Gyfun Gymraeg Llangynwyd and Llangynwyd Primary school. There is fantastic countryside to explore locally as well as local pubs, a quality restaurant at The Old House 1147 and local retail facilities.

Estimated completion of both plots is May 2026. These plans are the proposed layout for the house. The developer may be able to consider some minor amendments to the layout should a purchaser wish (subject to timescale and proposed changes).

Each plot is priced at £465,000.

The ground floor provides an ideal opportunity for conversion to a self contained 'annexe'. In light of this there is additional access to the first floor provided by the side staircase. (This will require appropriate planning consent and building regulations).

Please register your details with us today

POINTS OF INTEREST

- BRAND NEW HOMES IN LLANGYNWYD - NOW ON SITE
- Balcony off the lounge with elevated views



ROOM DESCRIPTIONS

Description
Entrance Hall

With double doors to the home office, a courtesy door to the garage and a door to the WC.

Home office

7.20m x 3.25m (23' 7" x 10' 8")

With double doors accessed off the entrance hallway and a full height picture window overlooking the front.

W.C.

Kitchen/Breakfast/Family Room

Access off the first floor landing and with large bi-fold doors giving access to the rear garden.

The kitchen layout has been agreed but the choice of finishes is available to a purchaser. Integrated appliances to include cooker & hob, overhead extractor hood, fridge / freezer and dishwasher.

Utility

W.C.

Lounge/diner

6.50m x 5.35m Max (21' 4" x 17' 7" Max)

A generous room with large pocket doors leading to a balcony area to the front.

Bedroom 1

4.60m x 3.00m (15' 1" x 9' 10")

Overlooking the rear garden with a door into the en-suite and fitted wardrobes.

En-suite shower room

Fitted with a 3 piece suite to include a quadrant style shower. Tile choices available.

Bedroom 2

4.60m x 3.00m (15' 1" x 9' 10")

Overlooking the rear with fitted wardrobes.

Bedroom 3

3.20m x 3.00m (10' 6" x 9' 10")

Bedroom 4

3.20m x 3.00m (10' 6" x 9' 10")

Family bathroom

Fitted with a 3 piece suite and tiling options and choices available.

Rear Garden

Enclosed with close board fence and laid with turf. Gated access to the front.

Single Garage

With electric roller shutter door. Courtesy door into the entrance hallway. Power and light plus EV charging point.

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

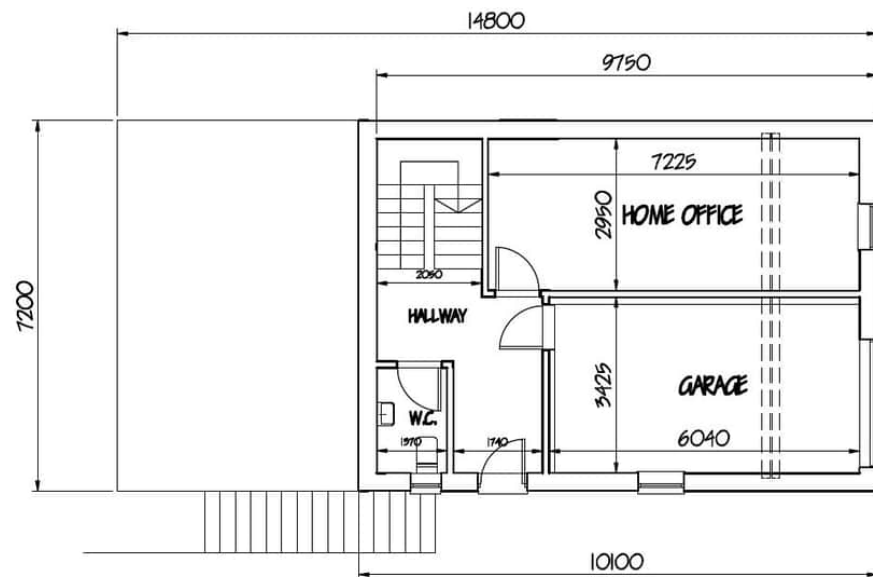
Any risk of coastal erosion? No

Is the property listed? No

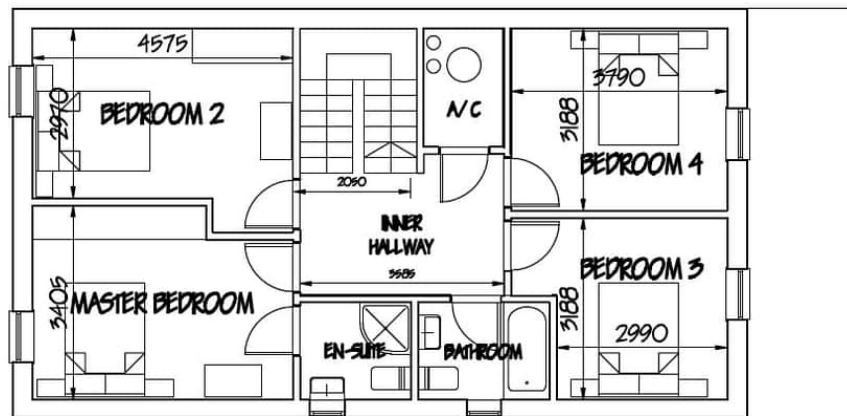
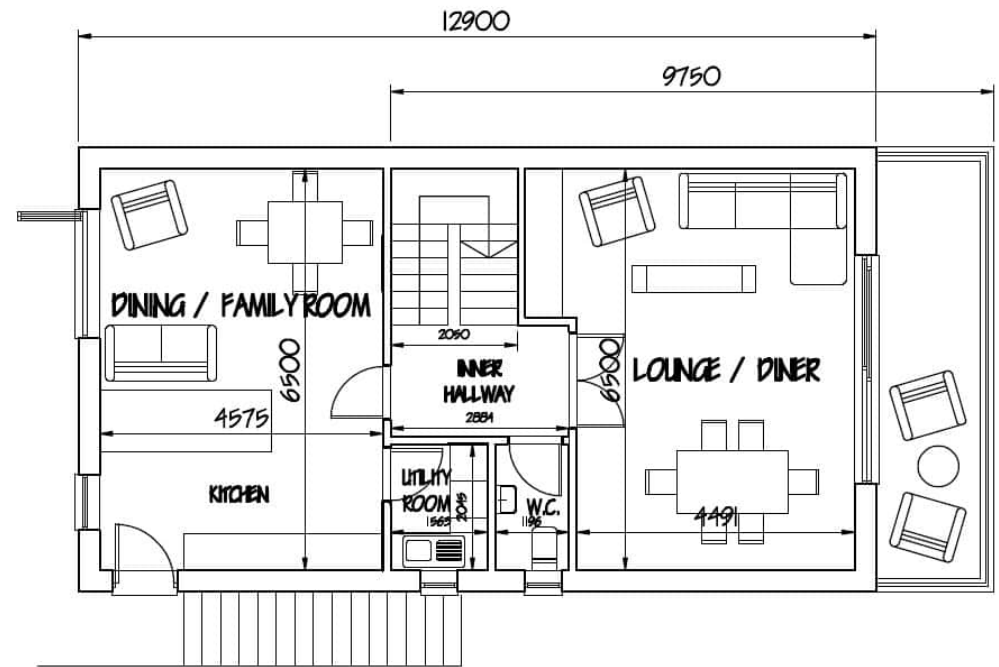
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

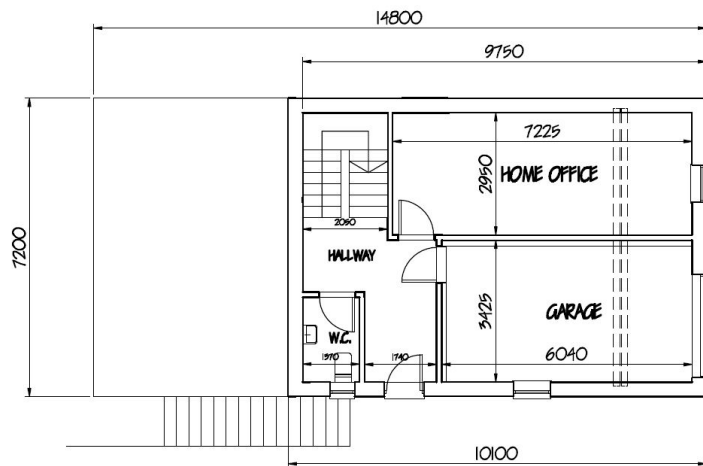


GROUND FLOOR PLAN (1:100 @ A3)

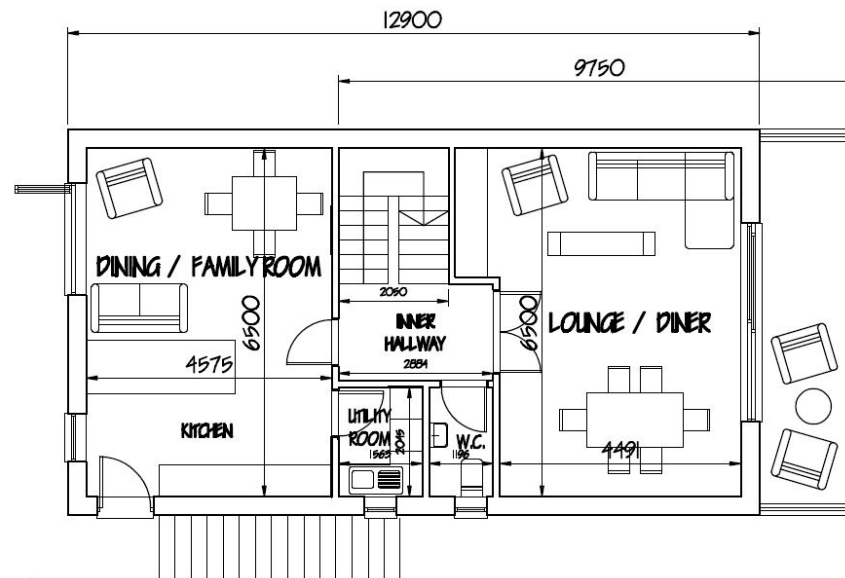


SECOND FLOOR PLAN (1:100 @ A3)





GROUND FLOOR PLAN (1:100 @ A3)



FIRST FLOOR PLAN (1:100 @ A3)

EPC