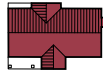


The Afan

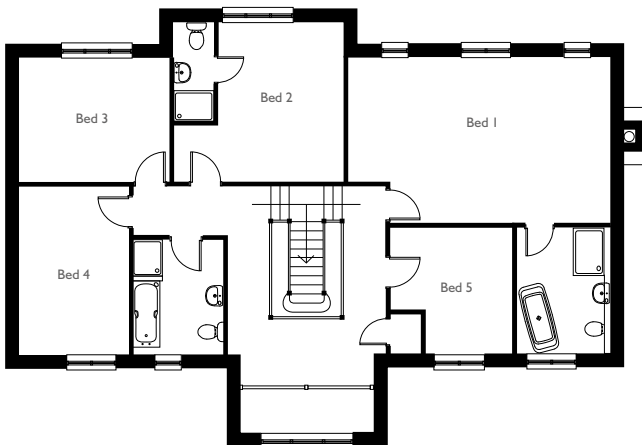
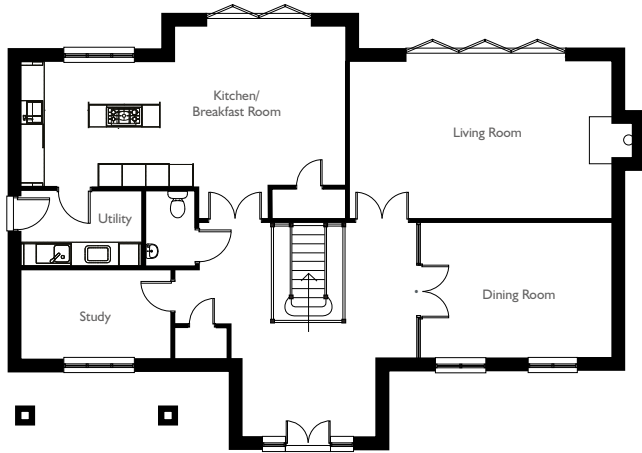


5 Bedroom Detached (2 Ensuite) | 2,652 ft² (246 m²)



01443 228413

www.llanmoor-homes.co.uk



GROUND FLOOR

Kitchen:	12'8" x 10'4"
Breakfast Room:	14'0" x 13'4"
Utility:	10'0" x 6'3"
Living Room:	21'2" x 13'0"
Dining Room:	11'1" x 15'7"
Study:	12'4" x 7'2"

FIRST FLOOR

Bedroom 1:	13'8" x 21'2"
En suite:	10'5" x 7'8"
Bedroom 2:	13'3" x 10'3"
En suite:	8'1" x 3'4"
Bedroom 3:	10'3" x 12'7"
Bedroom 4:	9'4" x 13'9"
Bedroom 5:	10'5" x 10'2"
Bathroom:	9'5" x 7'5"

SPECIFICATION

- Kitchen/breakfast room with Bifold doors to rear garden
- Spacious living room with Bifold doors to rear garden
- Chesneys wood burner stove in living room
- Dining room with ash framed glazed doors & side panels from hall
- Study
- Separate utility
- Downstairs cloakroom and store cupboard
- 4 Double bedrooms, 1 single
- En suite to bedroom 1
- En suite to bedroom 2
- Family bathroom
- Galleried landing
- Detached double garage
- Energy efficient heating systems
- NHBC ten year warranty

• Ash framed glazed double doors and side panels



These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatment may vary from time to time. Consequently these particulars should be treated as a general guidance only and cannot be relied upon accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of any contract or a warranty.