



## The Llanmaes

4 Bedroom detached (En suite)  
1341 sq ft (125 sq m)

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### A space to call home

This superb 3 double and 1 single bedroom home offers features such as a kitchen/dining area with french doors to the rear garden, a spacious lounge with bay window and feature glazed panels. Also en suite to bedroom 1, and detached garage

Beautiful and built to last.

### Specification

- Kitchen/dining/dayroom area with french doors to rear garden
- Spacious living room with featured glazed panels
- Double oven, hob, extractor fan and fridge freezer
- Downstairs cloakroom
- 3 Double bedrooms, 1 single
- En suite to bedroom 1
- Family bathroom
- Separate utility
- Detached garage
- Energy efficient heating systems
- NHBC ten year warranty



Detached



3 Double



1 Single



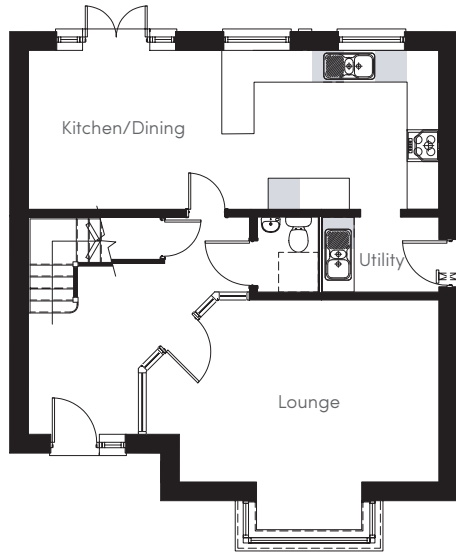
1 En suite



1 Bath

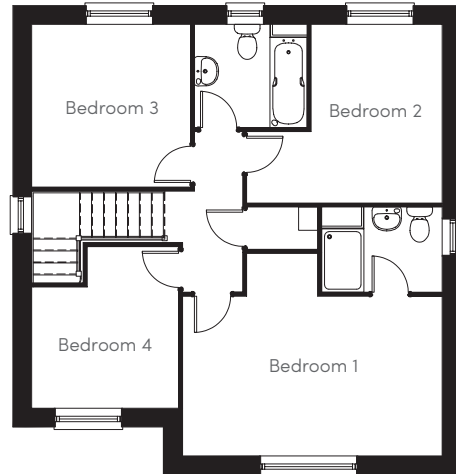


THE LLANMAES



### Ground Floor

- Lounge  
15' 10" (min) x 11' 1" (max) + bay
- Kitchen/Dining  
25' 2" (max) x 9' 8" (max)
- Cloaks  
4' 9" x 3' 10"
- Utility  
4' 9" x 7' 3"



### First Floor

- Bedroom 1  
15' 11" x 9' 9" (max)
- En suite  
7' 6" x 5' 3"
- Bedroom 2  
10' 11" x 8' 0" (min)
- Bedroom 3  
9' 11" x 9' 8"
- Bedroom 4  
9' 10" (max) x 8' 11" (max)
- Bathroom  
6' 9" x 6' 3"

# Llanmoor Homes

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OVER  
**50**  
YEARS



Virtual Reality tour available for this property on [llanmoor-homes.co.uk](http://llanmoor-homes.co.uk)

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