



Plot 01, The Tryfan, Cil Y Coed, Henllan, LL16 5DB, Henllan – LL16 5DB
£245,000

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Henllan

UNDER CONSTRUCTION - 6 plots available
An exciting opportunity to purchase a brand new three bedroom semi-detached town house within an exclusive new development, thoughtfully designed to offer stylish and contemporary family living. The property has been carefully planned to provide both kerb appeal and practical modern accommodation.

Due to be built to an exceptional standard throughout, the property will combine modern architecture with high quality finishes and well proportioned living spaces ideal for families, professionals, and first-time buyers. The accommodation is set to comprise a welcoming entrance hall, spacious lounge, and a contemporary open-plan kitchen/diner perfect for modern day living and entertaining, together with a convenient downstairs W.C.

To the first floor, the property will offer three generously sized bedrooms, including a spacious master bedroom complete with a modern en-suite, in addition to a stylish contemporary family bathroom. Large windows throughout will create bright and airy accommodation, further enhancing the modern feel of the home.

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THE TRYFAN FLOORPLANS

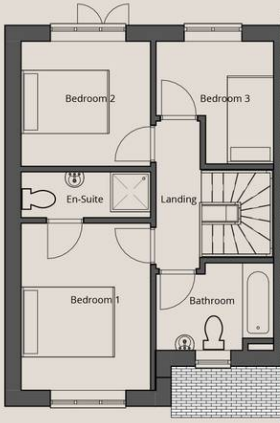
Total Area: 911 sq.ft.

GROUND FLOOR



Kitchen/Diner	15'7" x 9'1"	4.76 x 2.76m
Lounge	9'11" x 25'9"	3.02 x 7.86m
Cloaks	3'1" x 6'6"	0.95 x 1.97m

FIRST FLOOR



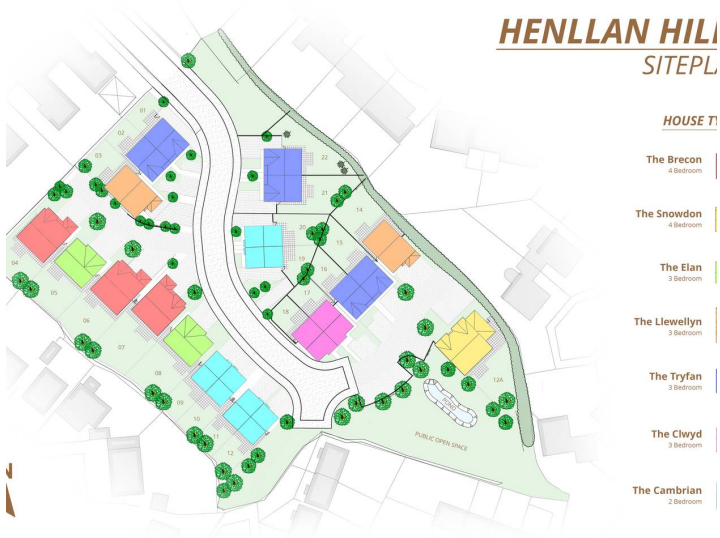
Master Bedroom	9'7" x 12'4"	2.91 x 3.76m
En-Suite	9'7" x 3'5"	2.91 x 1.03m
Bedroom 2	9'7" x 9'3"	2.91 x 2.82m
Bedroom 3	8'8" x 9'1"	2.65 x 2.76m
Bathroom	8'8" x 6'6"	2.65 x 1.97m



Externally, the development will feature attractive landscaped surroundings, private parking, and low-maintenance outdoor spaces, all within a desirable and convenient location close to local amenities, **Ysgol Gymraeg Henllan primary school**, transport links, and nearby towns with EV car charger or battery storage options available upon request and quotation. Offering a fantastic opportunity to secure a beautifully designed new home, early interest is highly recommended. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Kitchen/Diner
15' 7" x 9' 1" (4.76m x 2.76m)

Lounge
25' 9" x 9' 11" (7.86m x 3.02m)

Cloak Room
6' 6" x 3' 1" (1.97m x 0.95m)

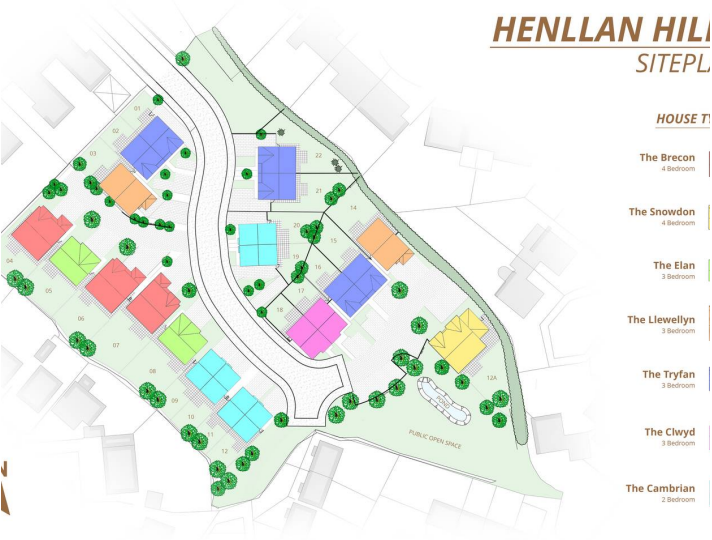
Master Bedroom
12' 4" x 9' 7" (3.76m x 2.91m)

En-Suite
9' 7" x 3' 5" (2.91m x 1.03m)

Bedroom Two
9' 7" x 9' 3" (2.91m x 2.82m)

Bedroom Three
9' 1" x 8' 8" (2.76m x 2.65m)

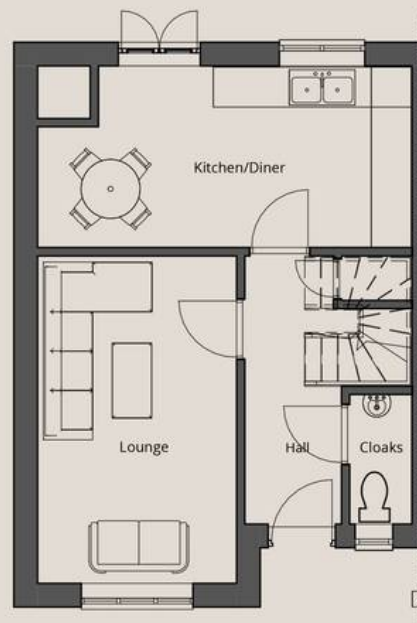
Bathroom
8' 8" x 6' 6" (2.65m x 1.97m)



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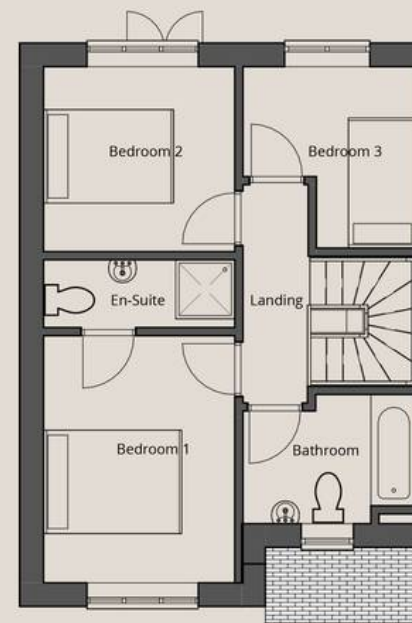
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HEINLLAIN HILLS

SITEPLAN

HOUSE TYPES

The Brecon
4 Bedroom



The Snowdon
4 Bedroom



The Elan
3 Bedroom



The Llewellyn
3 Bedroom



The Tryfan
3 Bedroom



The Clwyd
3 Bedroom



The Cambrian
2 Bedroom



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