

# 20 LLANGENNITH



Artist's impression only.



HOMES AS INDIVIDUAL  
AS YOU ARE



## 4 Bedroom Detached House

Spacious and flexible. Bright modern accommodation. Easy-to-live-in layout with Living Room and Kitchen/Dining Room opening onto rear garden through double French doors. Triple-aspect Living Room 30'2" by 16'9". Master Bed 23'6" by 10' (including en-suite). Potential home office & granny flat. Convenient location. Green energy saving technology including solar panel (optional). Award-winning development. Over 1900 sq ft of space including the garage.

*Top Floor:* large double aspect Master Bedroom with en-suite (23'6" by 10') and 2 further Bedrooms; Bathroom.

*Ground Floor:* huge triple-aspect Living Room (30'2" by 16'9") and large double-aspect Kitchen/Dining Room (21'8" by 9'2")

*Lower Ground Floor:* large room (21'3" by 9') that can be used as a Family Room, Fourth Bed, Office or flat for Granny/Teenager

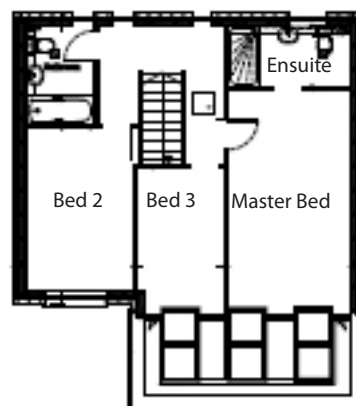


Similar style of house

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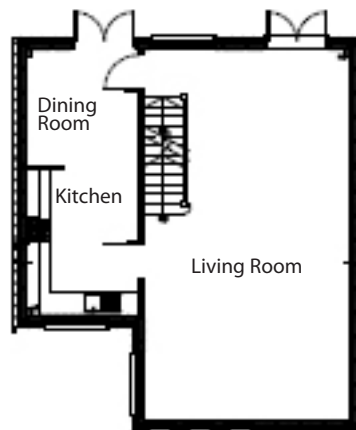
## First Floor

Master Bedroom (& Ensuite)	7.2m x 3.0m	23'6" x 10'0"
Bedroom 2	4.0m x 2.7m	13'2" x 8'8"
Bedroom 3	3.0m x 2.2m	10'0" x 7'0"



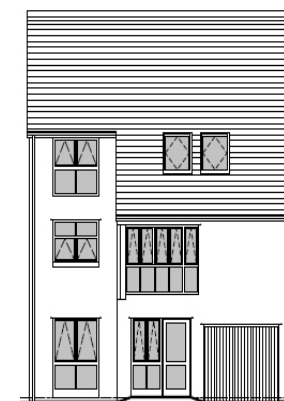
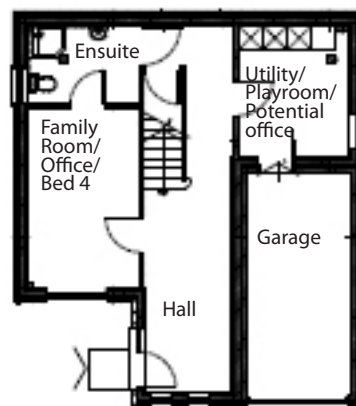
## Ground Floor

Kitchen/Dining Room	6.6m x 2.8m	21'8" x 9'2"
Living Room	9.2m x 5.1m	30'2" x 16'9"



## Lower Ground Floor

Bedroom 4/Family Room	4.4m x 2.8m	14'6" x 9'0"
Utility/Playarea/Potential office	3.3m x 2.7m	10'7" x 8'9"
Garage	5.6m x 2.5m	18'4" x 8'2"



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Subject to change during build. Dimensions shown are approximate and for guidance only. They are not to be used for carpet sizes, appliance spaces or items of furniture. Purchasers should inspect their individual property regarding any critical features or dimensions.

