



**Norton Road,  
Penygroes SA14 7RU**

- EPC Rating: Exempt
- Brand New Development Under Construction
- Prices Ranging From £154,995 to £174,995
- Three Bedroom Detached & Semi Detached Bungalows
- Popular And Convenient Location





## About The Property

An exciting new village located in the popular area of Penygroes just outside Cross Hands. New show bungalow available to view at the Parc Emlyn development. The development is currently on phase one. Prices from £154,995. Contact Peter Alan 01792 894422.

## Accommodation

### Entrance Hall

Provides access to all rooms including storage cupboard, radiator.

### Lounge

15' 7" x 13' 8" ( 4.75m x 4.17m )  
French doors to side, radiator.

### Kitchen

15' 7" x 11' 8" ( 4.75m x 3.56m )  
A range of wall and base units, with work top space over integrated sink, cooker and hob. French doors to side, window to front, radiator.

### Conservatory

11' 8" x 10' ( 3.56m x 3.05m )  
windows surround, french doors to side, radiator.

### Bedroom One

12' 8" x 10' 1" ( 3.86m x 3.07m )  
Window to side, radiator

# Peter Alan - Gorseinon

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## En-Suite

A three piece suite comprising of shower, wc and wash hand basin, window to rear, radiator

## Bedroom Two

12' 8" x 8' 2" ( 3.86m x 2.49m )  
window to side, radiator

## Bedroom Three

11' 6" x 7' 2" ( 3.51m x 2.18m )  
window to front, radiator.

## Family Bathroom

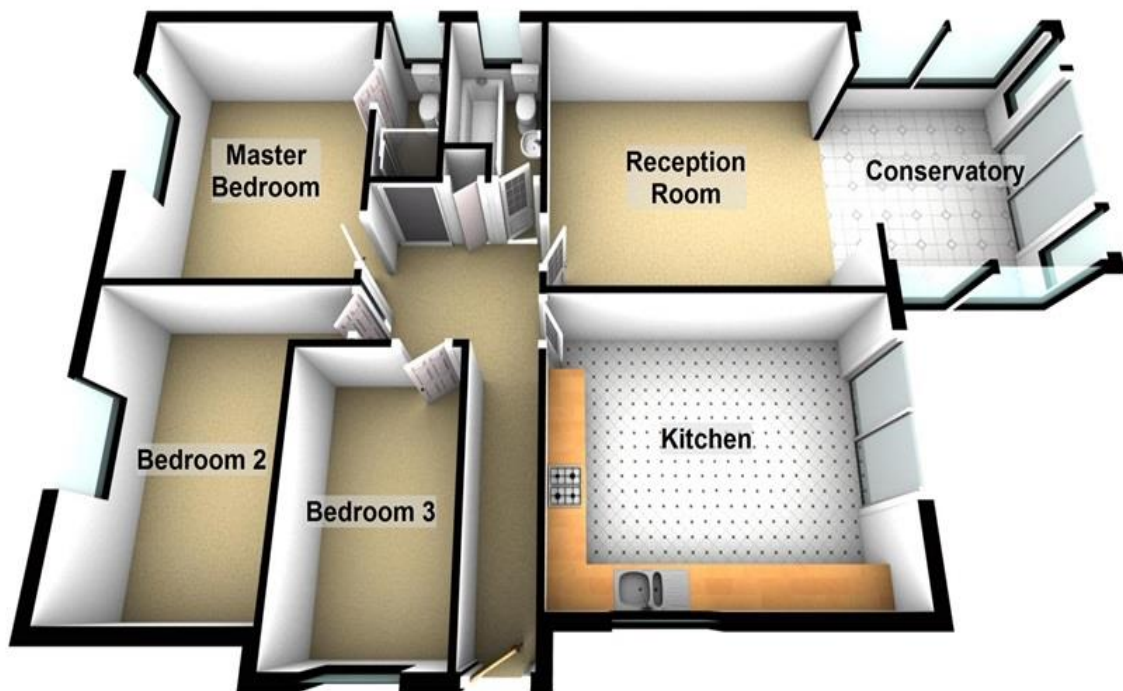
A three piece suite comprising of three bath, wc and wash hand basin, window to rear, radiator.

## Disclaimer

All dimensions are approximate and cannot be relied upon as accurate. Customers should note that the floor plan is for illustration purposes only.

**Ground Floor**

Approx. 1015.6 sq. feet



Total area: approx. 1015.6 sq. feet

**Important Information**

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.