



Ty Newydd Heights, Merthyr Tydfil

£329,995

- Brand new detached family home
- Four bedrooms
- Family bathroom & E-suite
- Open plan kitchen/diner
- EPC Rating: Awaited




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Specification

INTERNAL FINISHES

- o Walls emulsioned in white throughout
- o White satinwood paintwork to all timber architraves, skirtings and sills
- o Cottage style internal doors, painted white, with polished chrome door furniture
- o Skimmed plastered ceilings painted white
- o Wardrobes to Master bedroom
- o Flooring package throughout

KITCHEN

- o Choice of quality fitted units
- o Single oven with gas hob and extractor hood
- o Integrated fridge/freezer and dishwasher
- o Plumbing for washing machine
- o Vinyl tiling to kitchen and utility area
- o Choice of worktop/upstand
- o Recessed down lighters

BATHROOM / ENSUITE / CLOAKROOM

- o Designer white sanitaryware
- o Designer brassware
- o Choice of vinyl floor tiling (to family bathroom, En-suite and cloaks)
- o Choice of wall tiling; full tiling to wetwalls, half tiling to sanitary walls
- o Quality glass shower enclosure

ELECTRICAL

- o Telephone point to lounge, master bedroom and study (where applicable)
- o Television point to lounge, master bedroom and study (where applicable), plus BT Openreach fibre connection
- o Mains operated smoke detectors, plus sprinklers to all areas

HEATING

- o Gas fired central heating and hot water system
- o Thermostatically controlled radiators to all rooms

EXTERNAL FINISHES

- o Composite moulded entrance door with decorative glass panel
- o PVCu lockable double glazed windows and French doors
- o Timber fencing
- o Paved patio area
- o Landscaped front gardens in accordance with the approved landscape plan
- o Turf to rear garden
- o External tap (4 bed only)
- o Lantern style coach lamp to front door

WARRANTY

- o LABC New homes warranty cover

About the property

The Laugharne is a spacious double fronted four bedroom detached home with living space over two floors. The ground floor provides an open plan kitchen and dining room with bay window, separate living room with french doors to the garden, as well as entrance hall with separate cloakroom & utility. To the first floor can be found a master bedroom with ensuite, family bathroom, and a further three bedrooms. The Exterior of the property comes complete with off road parking, garage and a private rear garden.

For further information on plot availability and specifications, please contact Peter Alan Estate Agents in Merthyr Tydfil.

Accommodation

Hallway

Cloaks/wc

Living Room 19' 3" x 11' (5.87m x 3.35m)

Kitchen 12' 9" x 9' (3.89m x 2.74m)

Dining 14' 10" x 10' 3" (4.52m x 3.12m)

First Floor

Bedroom One 12' 9" x 11' 2" (3.89m x 3.40m)

En-Suite

Bedroom Two 10' 5" x 9' 7" (3.17m x 2.92m)

Bedroom Three 9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom Four 9' 4" x 6' 9" (2.84m x 2.06m)

Family Bathroom

Agents Note

These particulars provided in this specification maybe subject to change as build progresses. Consequently all details are indicative and should be regarded as general advice. These details do not constitute any part of the contract and are not an indication of warranty or guarantee on any property. Images are representative only and external elevations may vary from plot to plot. Please contact us for further information regarding your preferred plot.

Important Information

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