



Ty Newydd Heights, Merthyr Tydfil

£329,995

- New-build family home
- Four bedrooms
- French doors to spacious rear garden
- Family bathroom & En-suite
- EPC Rating: Awaited



 4  2  1



About the property

The LLangenith is a stylish four bedroom detached home with living space over two floors. The ground floor provides an open plan kitchen and dining room with french doors to the garden, separate living room, 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.

Accommodation

Hallway

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

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

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

Cloaks/wc

First Floor

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

En-Suite

Bedroom Two 9' 6" x 10' 5" (2.90m x 3.17m)

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

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

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

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.

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 wet walls, 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 BTOpenreach 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