

Tan Y Bryn Gardens, Llwydcoed

A range of 3, 4 & 5 bedroom homes



A guide to your new home

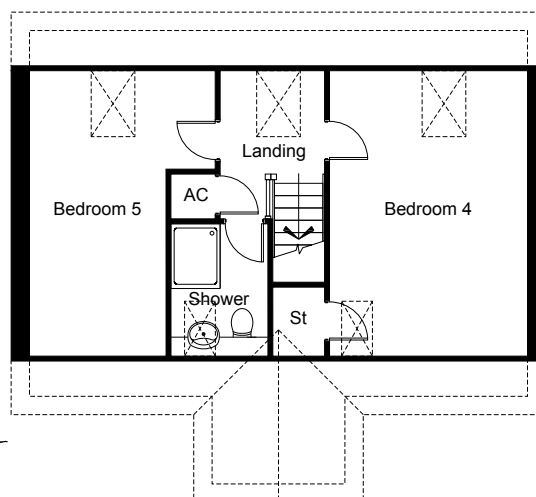
-  The Caldey
5 bedroom home
-  The Windsor
4 bedroom home
-  The Laugharne
4 bedroom home
-  The Tenby
4 bedroom home
-  The Whitland
3 bedroom home



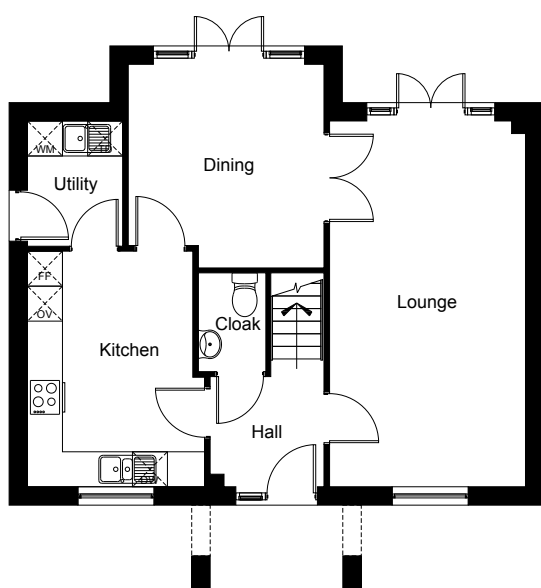
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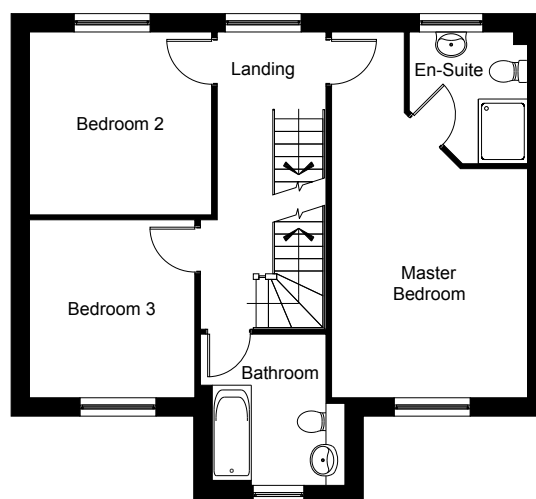
Tan Y Bryn Gardens



Second Floor



Ground Floor



First Floor

The Caldey

Ground Floor Plan

Kitchen	4.209	x	3.162*
Utility	2.237	x	1.700
Dining	3.637*	x	3.497
Lounge	6.534	x	3.500
Cloak	1.752	x	1.764

* maximum room dimension

First & Second Floor Plan

M Bedroom	6.534*	x	3.500
En-Suite	2.354*	x	2.113*
Bedroom 2	3.267	x	3.254
Bedroom 3	3.179	x	2.954
Bathroom	2.702*	x	2.243*
Bedroom 4	4.939*	x	3.525*
Bedroom 5	4.939*	x	3.317*
Shower Rm	3.300*	x	1.613*

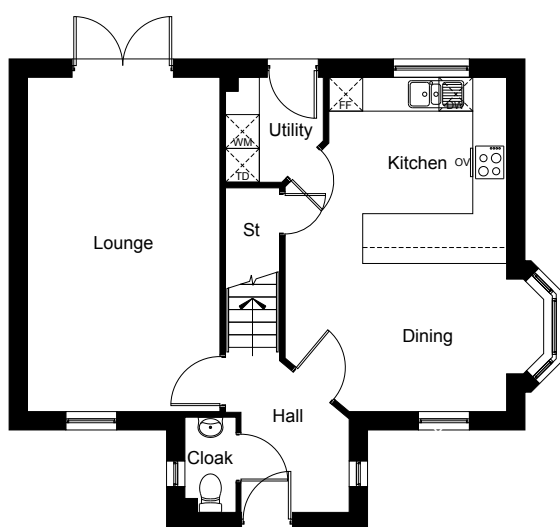
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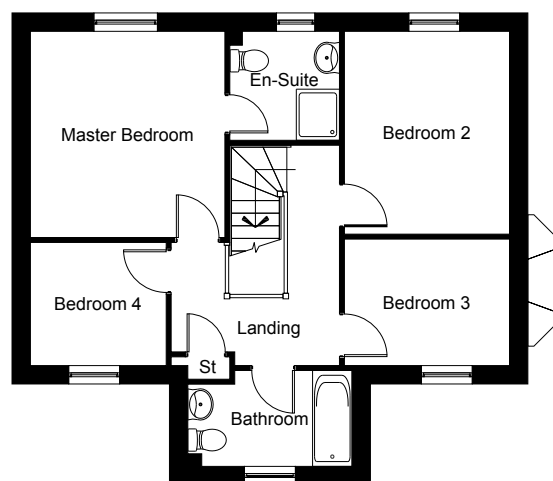


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Tan Y Bryn Gardens



Ground Floor



First Floor

The Laugharne

Ground Floor Plan

Kitchen	3.605	x	3.175
Utility	1.875*	x	1.747*
Dining	4.618*	x	2.367
Lounge	5.972	x	3.437
Cloak	1.700	x	0.913

* maximum room dimension

First Floor Plan

M Bedroom	3.683	x	3.474
En-Suite	1.959	x	1.947
Bedroom 2	3.623	x	2.949
Bedroom 3	2.949	x	2.260
Bedroom 4	2.426	x	2.200
Bathroom	2.934*	x	1.737*

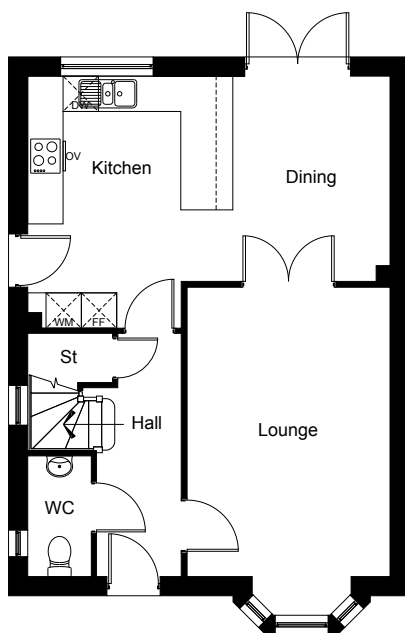
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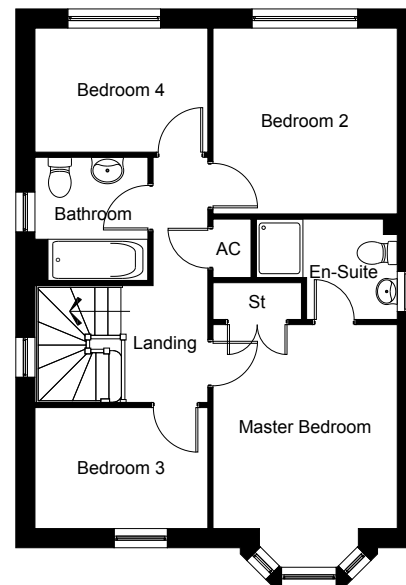


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Ground Floor



First Floor

The Tenby

Ground Floor Plan

Kitchen	4.311	x	2.625
Dining	3.571	x	3.511
Lounge	5.610*	x	3.471
Cloak	2.064	x	1.088

* maximum room dimension

First Floor Plan

M Bedroom	4.150*	x	3.151
En-Suite	2.626*	x	1.717*
Bedroom 2	3.178	x	3.151
Bedroom 3	2.957	x	2.157
Bedroom 4	2.957	x	2.121
Bathroom	2.017	x	1.932

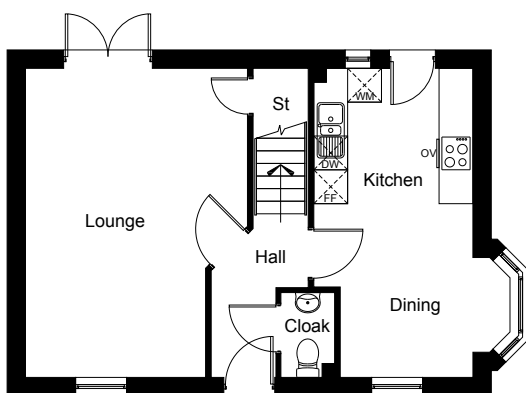
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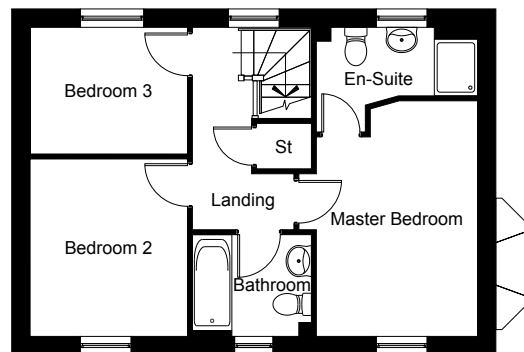


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Tan Y Bryn Gardens



Ground Floor



First Floor

The Whitland

Ground Floor Plan

Kitchen	3.380	x	2.842
Dining	3.032*	x	2.140
Lounge	5.522	x	3.966*
Cloak	1.540	x	0.960

* maximum room dimension

First Floor Plan

M Bedroom	4.208*	x	2.880
En-Suite	2.879	x	1.870*
Bedroom 2	3.170	x	2.812
Bedroom 3	2.812	x	2.264
Bathroom	2.126	x	1.817

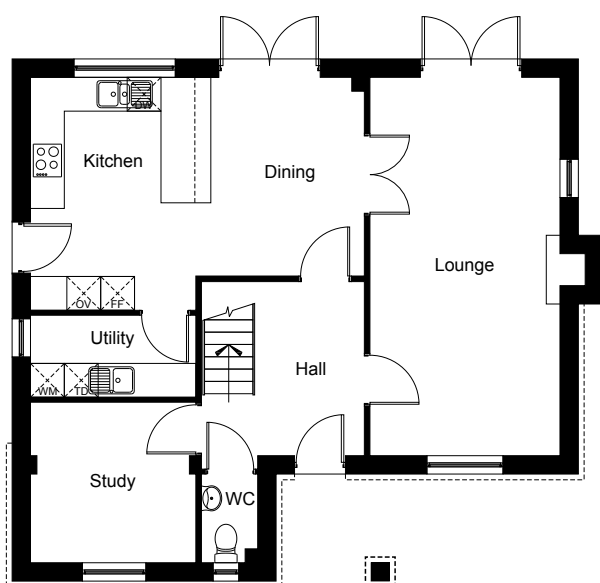
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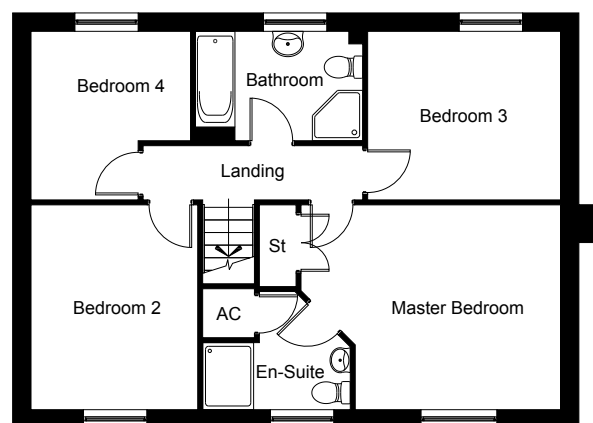


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Ground Floor



First Floor

The Windsor

Ground Floor Plan

Kitchen	4.162	x	2.954
Utility	2.954	x	1.466
Dining	3.550	x	3.030
Lounge	6.759	x	3.395
Study	2.954	x	2.868
Cloak	1.585	x	1.005

* maximum room dimension

First Floor Plan

M Bedroom	4.636*	x	3.659*
En-Suite	2.638*	x	2.110*
Bedroom 2	3.659	x	2.979
Bedroom 3	3.230*	x	3.012*
Bedroom 4	3.445	x	3.012
Bathroom	2.608	x	1.955

* maximum room dimension

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Phase 1

Plot 1	Laugharne	4 bedroom	£205,000	Available
Plot 2	Whitland	3 bedroom	£170,000	Available
Plot 3	Tenby	4 bedroom	£190,000	Available
Plot 4	Laugharne	4 bedroom	£210,000	Available
Plot 5	Windsor	4 bedroom	£275,000	Reserved
Plot 6	Windsor	4 bedroom	£275,000	Reserved
Plot 7	Caldey	5 bedroom	£290,000	Available

**For more information
please contact us at**

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How to find us



Tan Y Bryn Gardens

All properties are traditional in design and built to a high standard with 10 years LABC New Homes Warranty. Built of cavity construction in clay facing brick/block with cavity insulation, profiled concrete tiles to roof with an insulated ground floor construction. Windows and French doors in double glazed white PVCu with metal clad high performance insulated front entrance door. Each detached home enjoys garage parking with a minimum of 2 parking spaces to the smaller properties.

All homes are built to Code for Sustainable Homes Level 3.

Specification



Kitchen

Fully fitted kitchen with a choice of doors and laminate worktops stainless steel built under single oven and 5 burner gas hob
Integrated extractor hood and stainless steel splash back
Stainless steel built in oven & microwave (Windsor & Caldey only)
Integrated A+ rated fridge freezer
Integrated A rated dishwasher
Stainless steel sink with chrome mixer taps
Choice of floor tiling
Ceiling spotlights
Plumbed for washing machine
Matching units and flooring to utility area as applicable

Bathroom

White bathroom fittings by Roca
Chrome fittings to sanitary ware
Half height tiling to walls except shower cubicle
Shower to en-suite.

Heating

High efficiency gas boiler with panel radiators and solar hot water.

Material Finishes

Walls to be Clay facing brick or Rough cast render (refer to materials plan)
Roofs to be Marley Eternit, Rivendale Slate or Marley, Black plain tiles (refer to materials plan)

Decoration

All rooms to be painted in magnolia emulsion
Flat ceilings to be painted in white emulsion
Coving to hallway and lounge
Internal panel doors painted in gloss white
Internal panel doors painted in gloss white
Ironmongery to be chrome finish
Softwood stairs painted or stained to client choice
Built in sliding wardrobe to master bedroom
Ladder access to partially boarded loft for added storage

Electrical

Telephone and TV/satellite points to lounge, study and master bedroom
Shaver socket to bathroom
Carbon monoxide and Smoke detector
Mains wired with battery backup
Lighting to loft space
Security lighting to rear with PIR and day light sensor.
Front entry low energy light
75% low energy light fittings through out house

External

Front and rear garden lawned and landscaped
1.8m close board fence to rear boundary
Rear patio area
Electricity to garage
Macadam finish to driveway
Rotary line to rear garden
External tap to rear garden
Electric operation to garage door (Windsor and Caldey only)
210 litre water butt

