



The Grasmere  
3 bedroom home

An attractive three-bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



GROUND FLOOR 1ST FLOOR

Please note that elevation treatments and window/door positions may vary from those shown. Final specific information will be confirmed on your reservation check list.

The measurements for ground floor area and plot area are based on the best of any contract. All dimensions are approximate. Measurements are of typical dimensions and may vary. Floor plans are not drawn to scale and window positions may vary. Floor dimensions are subject to a +/- 50mm (2") tolerance and are subject to the material, dimensions, in each room. Please consult your sales advisor for specific situations. North directions are not guaranteed. The EPC ratings are obtained with a standard meter upon completion of developments.

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The Grasmere EPC 8



## Parc Cerrig Heol Cae Pown, Cefneithin, Llanelli, SA14 7BZ

**Offers in the region of £249,995**

An attractive three bedrooms family home, the Grasmere is ideal for modern living. The bright open plan kitchen/diner with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of every day storage. Plus there is an en suite to bedroom one, family bathroom and integral garage.

## **Ground Floor**

Entrance door to

## **Entrance hall**

## **Lounge**

15'7" x 10'3" (4.75 x 3.13)

with uPVC double glazed window to front.

## **WC**

## **Kitchen/Diner**

8'1" x 18'9" (2.48 x 5.74)

with under stairs cupboard, fully fitted kitchen with a choice of doors and laminate workshop with up stands to match (depending on build stage), plumbing for automatic washing machine, stainless steel single electric oven, gas hob with extractor over. Choice of colours or stainless steel splash back. uPVC double glazed window and French doors to rear.

## **First Floor**

## **Landing**

with built in cupboard

## **Bedroom 1**

9'0" x 18'9" (2.75 x 5.74)

with 3 uPVC double glazed windows to front.

## **En Suite**

with uPVC double glazed window to side.

## **Bedroom 2**

10'10" x 8'8" (3.31 x 2.66)

with uPVC double glazed window to rear.

## **Bedroom 3**

7'2" x 9'9" (2.19 x 2.99)

with uPVC double glazed window to rear.

## **Garage**

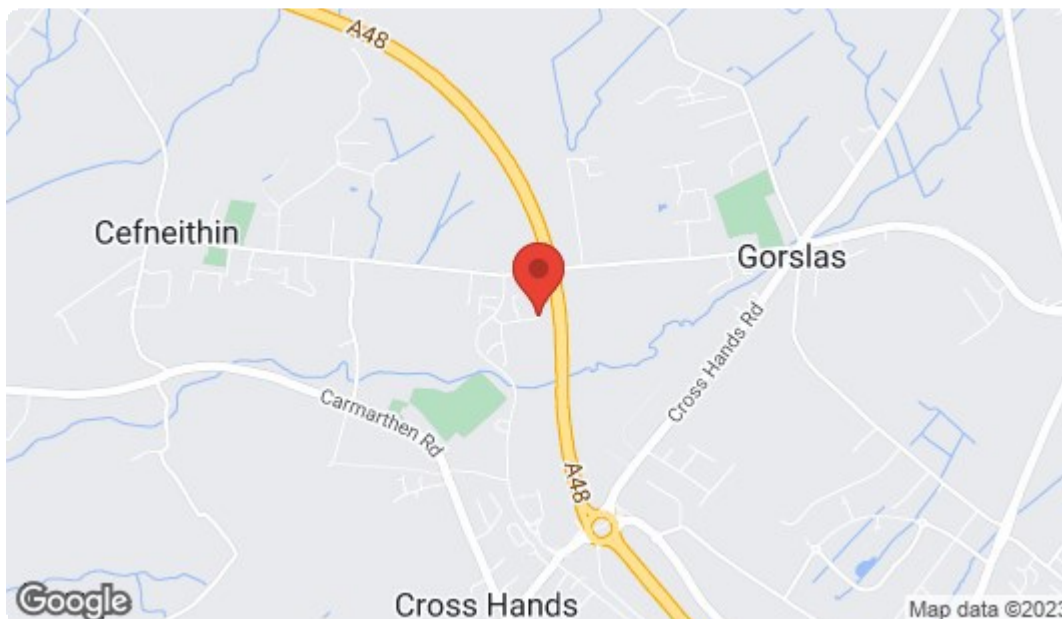
with electric up and over door.



## **Outside**

with off road parking to front and front and rear gardens.

## **Services**

Mains gas, electricity, water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.