

Eglwys Nunydd

MARGAM

A bespoke development of 10 beautiful five bedroom homes





Eglwys Nunydd

MARGAM

Introducing the latest development from award winning home builders, Llanmoor Homes.

Eglwys Nunydd is a superior, new development of just ten, high specification, 5 bedroom residences on spacious plots in an enviable location adjacent to our previously completed development of the same name.

Due for commencement in Spring 2018, this development will offer the very best in modern living and as such is destined to be in high demand. So don't wait, register your interest now.

Wake up to a different way of life



From our family to yours

Llanmoor homes is a family owned company with over 50 years experience building homes in Wales. We offer the very best in quality and service; something that has been proven time and again by our successful history of LABC Cymru Building Quality Awards, and also in our 'Housebuilder of the Year' win at the Insider Wales Property Awards 2017.

For complete peace of mind we offer NHBC (National House-Building Council) 10-year 'Buildmark' warranty with every home we sell.



SUPERIOR LOCATION

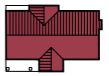
Situated in a semi-rural setting, but close to J38 of the M4 motorway for easy commuting, Eglwys Nunydd offers the perfect setting for both country pursuits or modern living.

The 850 acre Margam Country park is close by and renowned for its wonderful walks and wildlife, particularly its deer herds, while Swansea offering unlimited shopping, leisure facilities, seafront attractions and nightlife, is a short drive away. For those who enjoy watersports, Aberavon with its extensive beach and seafront is close by and the scenic Gower Peninsula can be reached in less than 50 minutes.

WELL CONNECTED

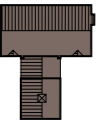
Swansea	—————	28 mins
Cardiff	—————	48 mins
Bristol	—————	1h 38 mins










The Afan

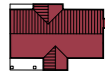
The Afan offers 4 double bedrooms and 1 single as well as some superb features such as bifold doors to further enhance the spaciousness of this superb detached home. Sitting within a generous plot, The Afan offers luxurious accommodation ideal for today's modern lifestyle. Beautiful and built to last.



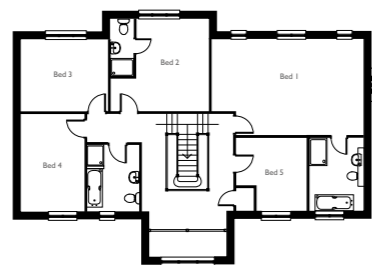
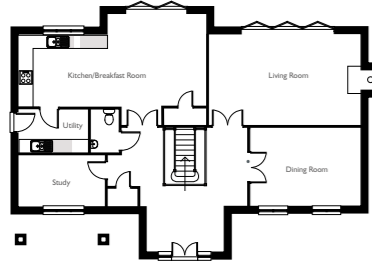
The Cadog

The Cadog is a superb detached home within a spacious plot. With 3 double and 2 single bedrooms plus an abundance of the special features you'd expect from award-winning house builders. A unique feature to the Cadog is the detached double garage with underpass. It all adds up to modern living at its best.

-  1.8m high stone screen wall
-  1.8m high treated timber screen fence
-  PRIVATE DRIVE
-  STREET LIGHTS
-  HIGHWAY SOAKAWAY EASEMENT



The Afan
2,652 ft² (246 m²)



• Ash framed glazed double doors and side panels

GROUND FLOOR

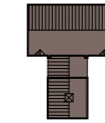
Kitchen:	12'8" x 10'4"
Breakfast Room:	14'0" x 13'4"
Utility:	10'0" x 6'3"
Living Room:	21'2" x 13'0"
Dining Room:	11'1" x 15'7"
Study:	12'4" x 7'2"

FIRST FLOOR

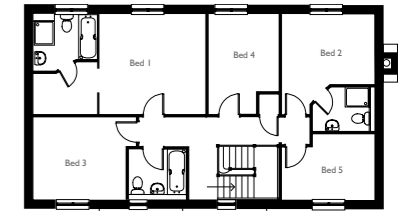
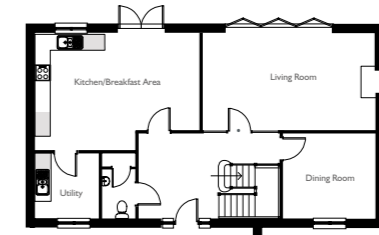
Bedroom 1:	13'8" x 21'2"
En suite:	10'5" x 7'8"
Bedroom 2:	13'3" x 10'3"
En suite:	8'1" x 3'4"
Bedroom 3:	10'3" x 12'7"
Bedroom 4:	9'4" x 13'9"
Bedroom 5:	10'5" x 10'2"
Bathroom:	9'5" x 7'5"

SPECIFICATION

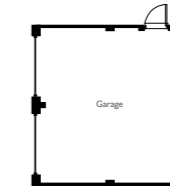
- Kitchen/breakfast room with Bifold doors to rear garden
- Spacious living room with Bifold doors to rear garden
- Chesneys wood burner stove in living room
- Dining room with ash framed glazed doors & side panels from hall
- Study
- Separate utility
- Downstairs cloakroom and store cupboard
- 4 Double bedrooms, 1 single
- En suite to bedroom 1
- En suite to bedroom 2
- Family bathroom
- Galleried landing
- Detached double garage
- Energy efficient heating systems
- NHBC ten year warranty



The Cadog
1,944 ft² (180 m²)



Underpass



• Ash framed glazed door and side panels

GROUND FLOOR

Kitchen:	14'6" x 12'6"
Breakfast Room:	8'0" x 12'0"
Utility:	8'0" x 8'3"
Living Room:	21'3" x 12'0"
Dining Room:	11'4" x 10'5"

FIRST FLOOR

Bedroom 1:	13'11" x 12'4"
Dressing Room:	6'1" x 7'8"
En suite:	7'0" x 7'8"
Bedroom 2:	11'5" x 12'4"
En suite:	7'7" x 5'5"
Bedroom 3:	10'3" x 11'3"
Bedroom 4:	8'8" x 12'4"
Bedroom 5:	11'4" x 8'2"
Bathroom:	7'1" x 6'5"

SPECIFICATION

- Kitchen/breakfast area with french doors to rear garden
- Ash Framed glazed door and side panel from hallway into spacious living room
- Bifold doors to rear garden from living room
- Chesneys wood burner stove in living room
- Separate dining room
- Separate utility
- Downstairs cloakroom with store cupboard
- 3 Double bedrooms, 2 singles
- En suite and dressing room to bedroom 1
- En suite to bedroom 2
- Family bathroom
- Detached double garage with underpass
- Energy efficient heating systems
- NHBC ten year warranty





We can help you with the whole moving process, from sourcing estate agents to finding an independent financial adviser, so from the moment you reserve your brand new Llanmoor home, we will go the extra mile to make the whole experience enjoyable and informative every step of the way, not just while you're buying, but after you've moved in too.

A reputation for building beautiful homes





www.llanmoor-homes.co.uk

Llanmoor Development Co. Limited
63-65 Talbot Road, Talbot Green, Pontyclun, Rhondda Cynon Taff CF72 8AE

Register your interest now: 01443 228413

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatment may vary from time to time. Consequently these particulars should be treated as a general guidance only and cannot be relied upon accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of any contract or a warranty.