

# Clos Coegnant

House Type 4

2 Bedroom Detached Bungalow



**Affordable homes set  
in a beautiful  
location**

#### Key features

- ❖ Spacious open plan living, kitchen, dining area with French doors leading to rear garden
- ❖ Oven, hob and extractor fan
- ❖ Large easy access Entrance hall
- ❖ Family bathroom/wet room shower facility
- ❖ Master bedroom complete with En Suite
- ❖ Off road parking spaces via private drive
- ❖ Energy efficient heating systems
- ❖ LABC ten year warranty (or similar approved)



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The dimensions shown are approximate and the precise measurements may vary.



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## ELEVATION PLANS



FRONT ELEVATION (01) | 1:50



SIDE ELEVATION (02) | 1:50



REAR ELEVATION (03) | 1:50



SIDE ELEVATION (04) | 1:50

Kindly note the above drawings are not to scale

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## LAYOUT PLANS



GROUND FLOOR PLAN | 1:50

### Ground Floor

|                         |   |      |   |
|-------------------------|---|------|---|
| Kitchen/Diner/Living Rm | 8.965m x 3.994m (max)<br>29' 5" x 13' 1" (max)              | Hall | 3.046m x 2.561m (max)<br>9' 12" x 8' 5" (max) |
| Bed 1                   | 4.033m (max) x 3.959m (max)<br>13' 2" (max) x 12' 12" (max) |      |   |
| Ensuite                 | 2.275m x 1.793m<br>7' 6" x 5' 11"                           |      |   |
| Bed 2                   | 3.046m x 2.859m<br>9' 11" x 9' 5"                           |      |   |
| Bathroom                | 2.160m x 1.525m<br>7' 1" x 5' 0"                            |      |   |

Kindly note that all the above dimensions are approximate and will be subject to finishing plasterboard and skim coat tolerances. Final measurements will be available upon request prior to completion of sales.

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