

Clos Coegnant

House Type 6

4 Bedroom Detached



**Affordable homes set
in a beautiful
location**

Key features

- ❖ Spacious kitchen with option for breakfast dining area.
- ❖ Oven, hob and extractor fan
- ❖ Large Entrance hall c/w under stair cupboard storage
- ❖ Ground floor WC and Utility room off kitchen area
- ❖ Large living/dining room
- ❖ Master bedroom complete with En Suite
- ❖ Storage cupboard within 4th bedroom
- ❖ Family bathroom c/w separate shower cubicle enclosure
- ❖ 2 off road parking spaces.
- ❖ Energy efficient heating systems
- ❖ LABC ten year warranty (or similar approved)



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FOR PRE SALES

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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

Kindly note the above drawings are not to scale



REAR ELEVATION (03) | 1:50



SIDE ELEVATION (04) | 1:50

01



PROPOSED ELEVATION OF HOUSE WITH RENDER BAND (IN LOCATIONS AS IDENTIFIED ON DRAWING PL 110) | 1:100

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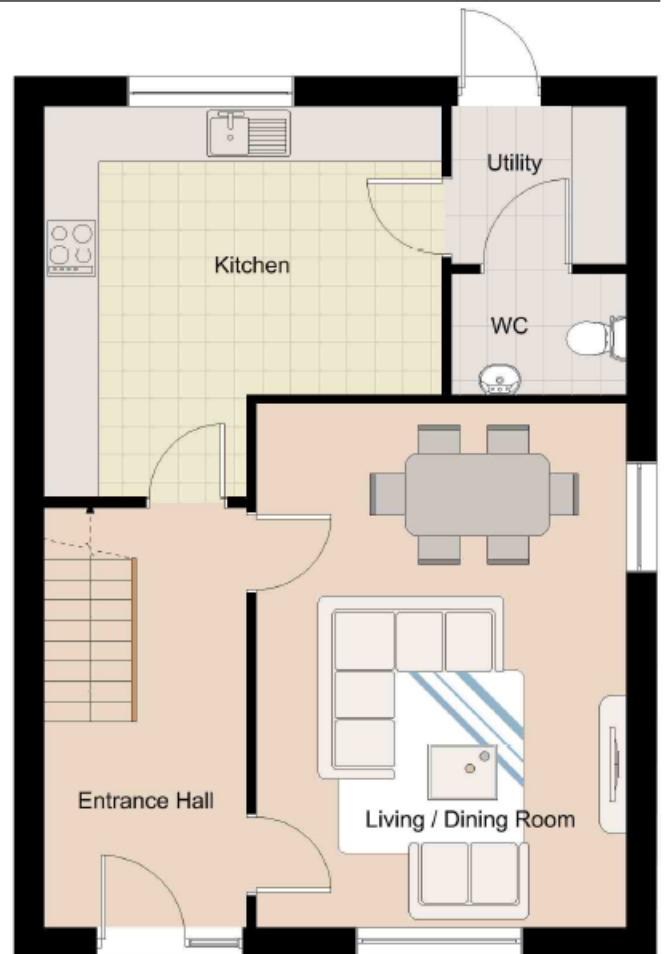
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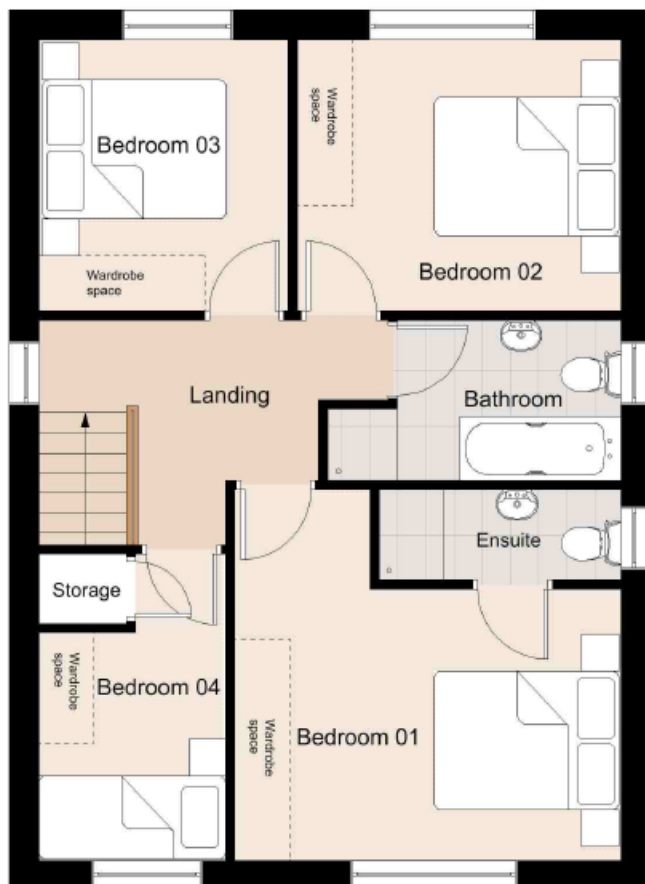
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Ground Floor

Kitchen/Diner	4.361m(max) x 4.301m (max) 14' 4" x 14' 1"
Living/Dining	5.721m x 4.061m
Rm	18' 9" (max) x 13' 4" (max)
WC	1.946m x 1.345m 6' 5" x 4' 5"
Hall	4.594m x 2.259m 15' 1" x 7' 5"
Utility	1.946m x 1.758m 6' 5" x 5' 9"



Kindly note the above drawings are not to scale



First Floor

Bed 1	4.236m (max) x 4.063 (max) 13' 11" (max) x 13' 4" (max)
Bed 2	3.562m x 2.981m 11' 8" x 9' 9"
Bed 3	2.981m x 2.745m 9' 9" x 9' 0"
Bed 4	3.400m x 2.071m 11' 2" x 6' 10"
Bath Rm	3.228m (max) x 1.780 (max) 10' 7" (max) x 5' 10" (max)
Ensuite	2.600m x 1.000m 8' 6" x 3' 3"

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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