



**Enzo's**  
homes

Cysgod yr Eglwys  
Llannon, Llanelli

Enzo's Homes.  
**Making dream homes affordable.**

The perfect home starts  
with the perfect balance...



Enzo's Homes, leaders in high quality & affordable new build homes, are proud to announce 'Cysgod yr Elgwys'; a collection of beautifully designed 3 & 4 bedroom homes in Llanon, Carmarthenshire.

Situated in the beautiful rolling landscape of Carmarthenshire, this exciting development offers residents the perks of a quaint rural lifestyle with all the advantages of easy access to a range of urban areas and market towns.

Upon entering an Enzo's Home you'll immediately notice the high quality and workmanship that is not present in other typical new builds. From larger rooms, thicker walls more durable materials our team of architects, designers & craftspeople have worked to create a home every bit deserving of its surroundings. All house types also come with high-tech energy-saving features including smart heating and up to 75% free hot water, ensuring your home is easy on the environment and wallet. Plus each home is covered by a 10-year structural defect warranty for ultimate peace of mind.

This development of 34 homes will be released in 2 phases of 17 homes each, with Phase 1 now open. We encourage all potential buyers to register their interest as soon as possible to avoid disappointment.

To find this development location use postcode SA14 6BE for sat nav directions.



# Our Quality

We've always believed it's possible to make high-quality homes affordable, and over the years we've seen our goal of being head and shoulders above the competition in terms of quality come to pass.

Our homes are now known for their high specification and finish; it helps explain why we're LABC Building Awards winners and why so many people fall in love with our homes as soon as they set foot in the door.

**That's the Enzo's Difference.**



## Oak Doors

We use oak internal doors in all our properties, ensuring a grand entrance to every room in the house.



## Advanced Fire Safety

All our welsh homes are fitted with fire sprinklers, ensuring you and your loved ones peace of mind.



## Warranties

All our homes are protected against structural defects for 10 years such as water ingress, workmanship or materials.



## High Spec Bathrooms

From the sink to the tiles, our bathrooms use only leading brands.



## Top Finishes

High quality clay bricks & leading internal paints add a touch of class and longevity for the perfect finish.



# Energy Efficiency

We're committed to creating homes that lead the market in energy efficiency and don't cost the earth in more ways than one. That's why we've partnered with some of the industry's leading names and utilised new building technologies and methods to provide a home that not only helps save the environment but helps save you money too.



## 75% free hot water

Benefit from electricity bill savings through the combined use solar PV directly into a state-of-the-art water cylinder.



## Unmatched Insulation

Multi-layered reflective insulation provides leading thermal resistance and external vapour protection.



## Smart Heating

We use groundbreaking Rointe low consumption heaters, ensuring running costs only plummet further.



## Thicker Walls

Our interior walls are around twice the depth of the industry standard, providing better strength & insulation.



## Smart Solar PV

Our state-of-the-art in-roof Solar PV system provides high efficiency, ease of use and high performance.





## House type: **Eleanor**

122m<sup>2</sup> / 9 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking

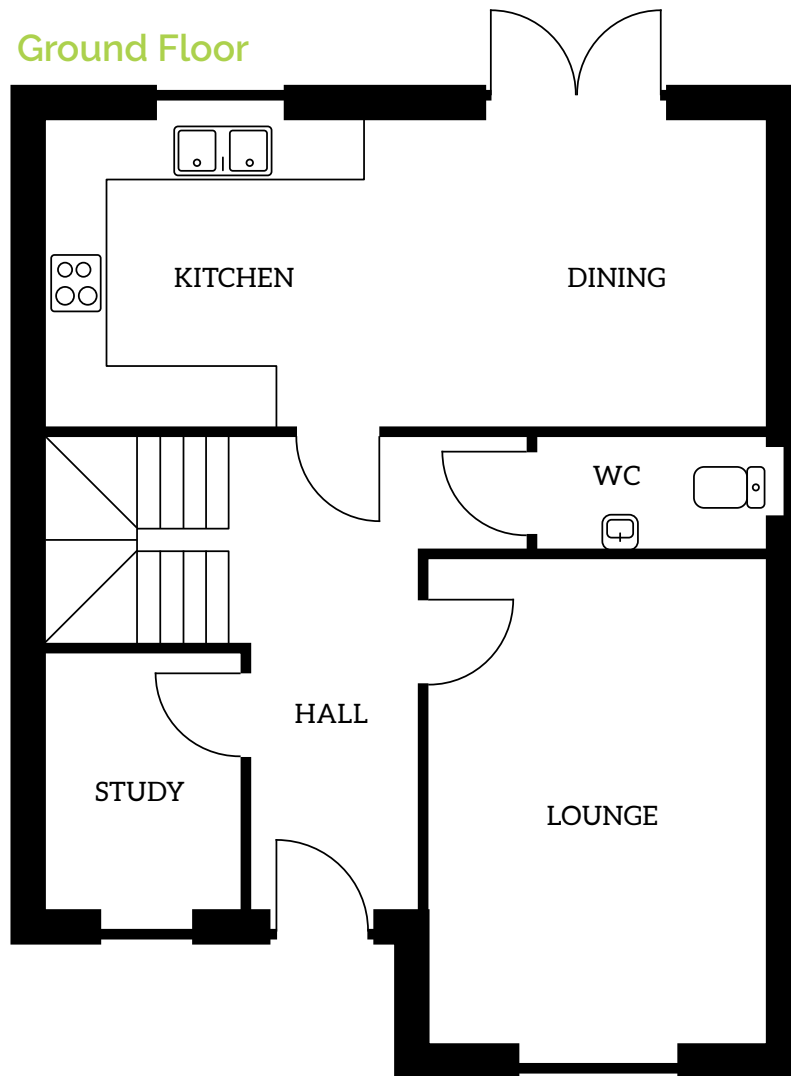


Energy  
Smart



Study

## Ground Floor



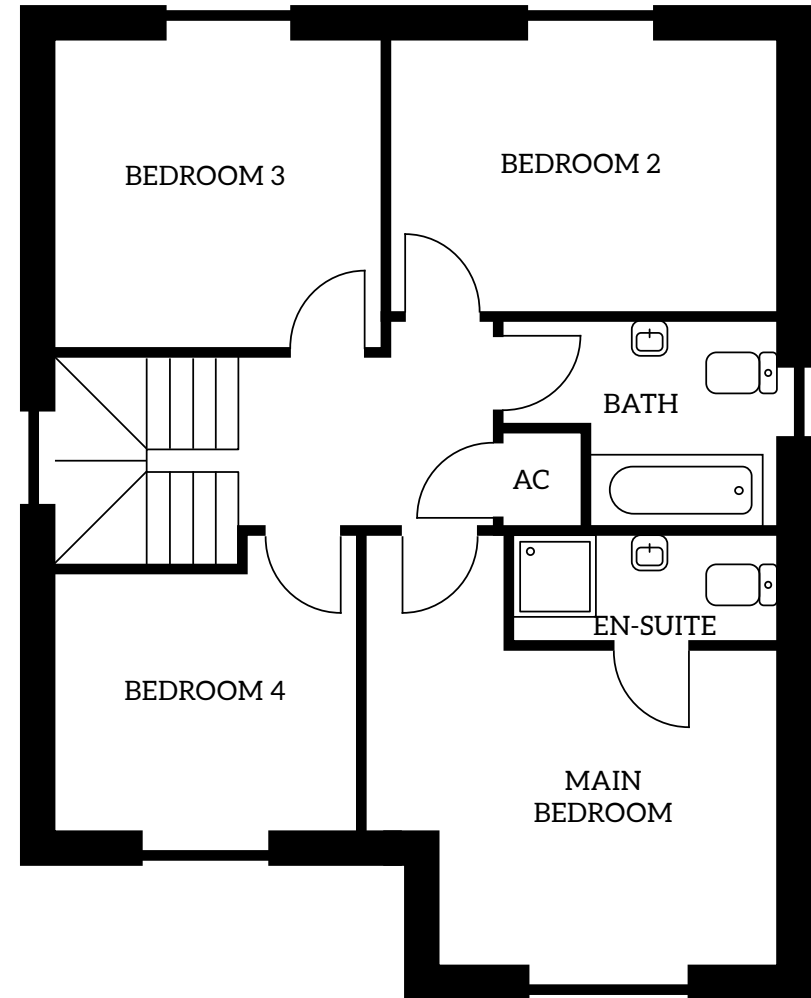
**KITCHEN/DINING:** 7.19m x 3.05m

**LOUNGE:** 3.37m x 4.83m

**STUDY:** 1.94m x 2.54m

**W.C:** 2.29m x 1.1m

## First Floor



**MAIN BEDROOM:** 4.07m (max) x 4.27m (max)

**BEDROOM 2:** 3.83m x 2.67m

**BEDROOM 3:** 3.25m x 3.05m

**BEDROOM 4:** 3m x 2.54m

**BATHROOM:** 2.83m (max) x 2m

**EN SUITE:** 2.72m x 1.02m



## House type: **Gwili**

164m<sup>2</sup> / 10 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



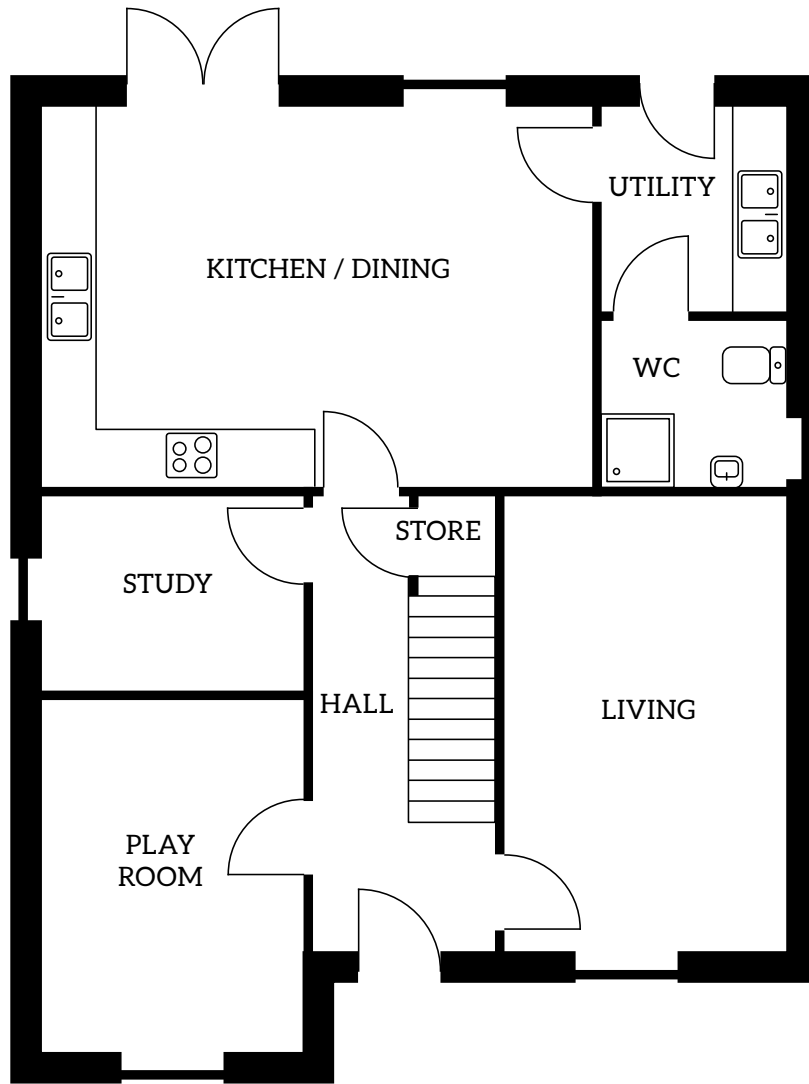
Utility



Playroom



## Ground Floor



**KITCHEN/DINING:** 6.13m x 4.24m

**LIVING ROOM:** 3.15m x 5.08m

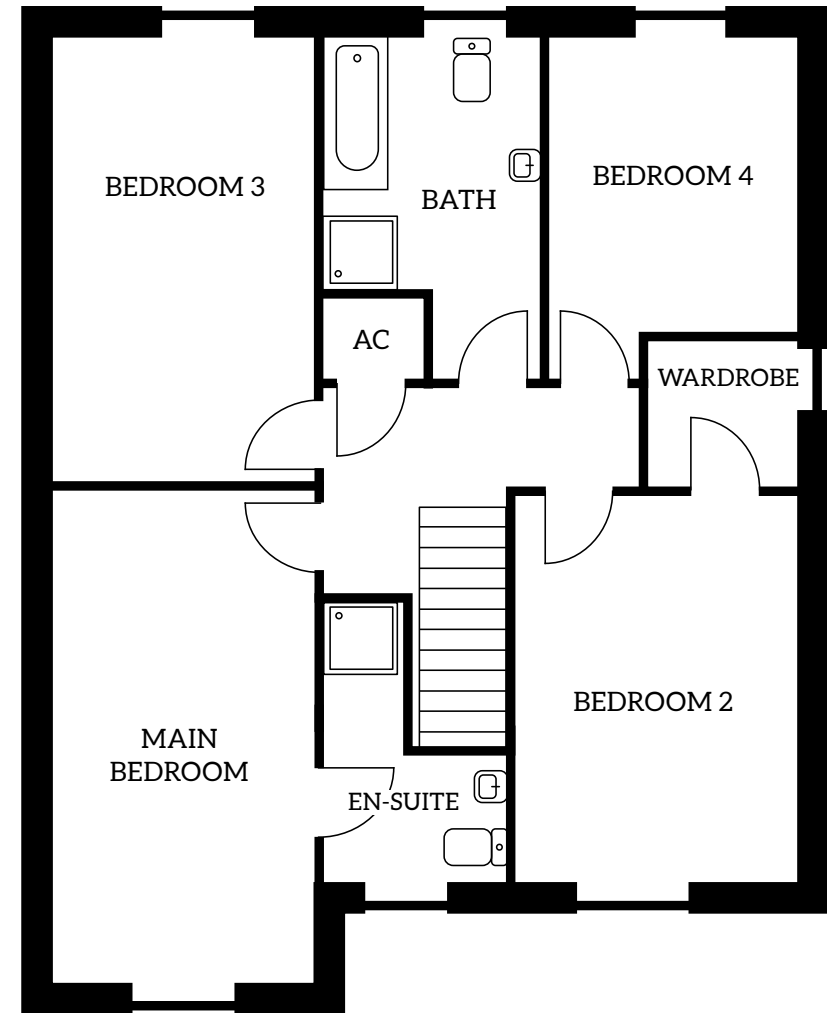
**STUDY:** 2.92m x 2.14m

**PLAY ROOM:** 2.92m x 3.95m

**UTILITY:** 2.06m x 2.28m

**W.C:** 2.06m x 1.84m

## First Floor



**MAIN BEDROOM:** 2.92m x 5.49m

**BEDROOM 2:** 3.15m x 4.32m

**BEDROOM 3:** 2.92m x 4.96m

**BEDROOM 4:** 2.76m x 3.28m (min)

**BATHROOM:** 2.4m (max) x 3.8m (max)

**EN-SUITE:** 2.02m (max) x 2.44m (max)

**WARDROBE:** 1.65m x 1.61m



# House type: **Oystermouth**

173m<sup>2</sup> / 7 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



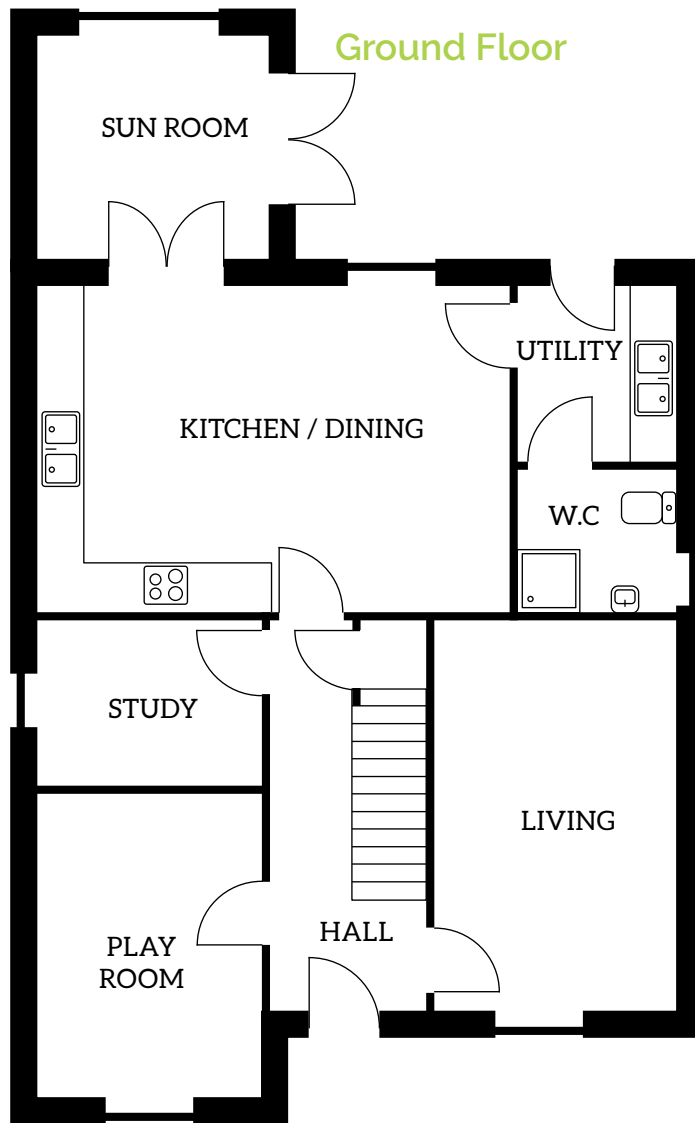
Utility



Play  
Room



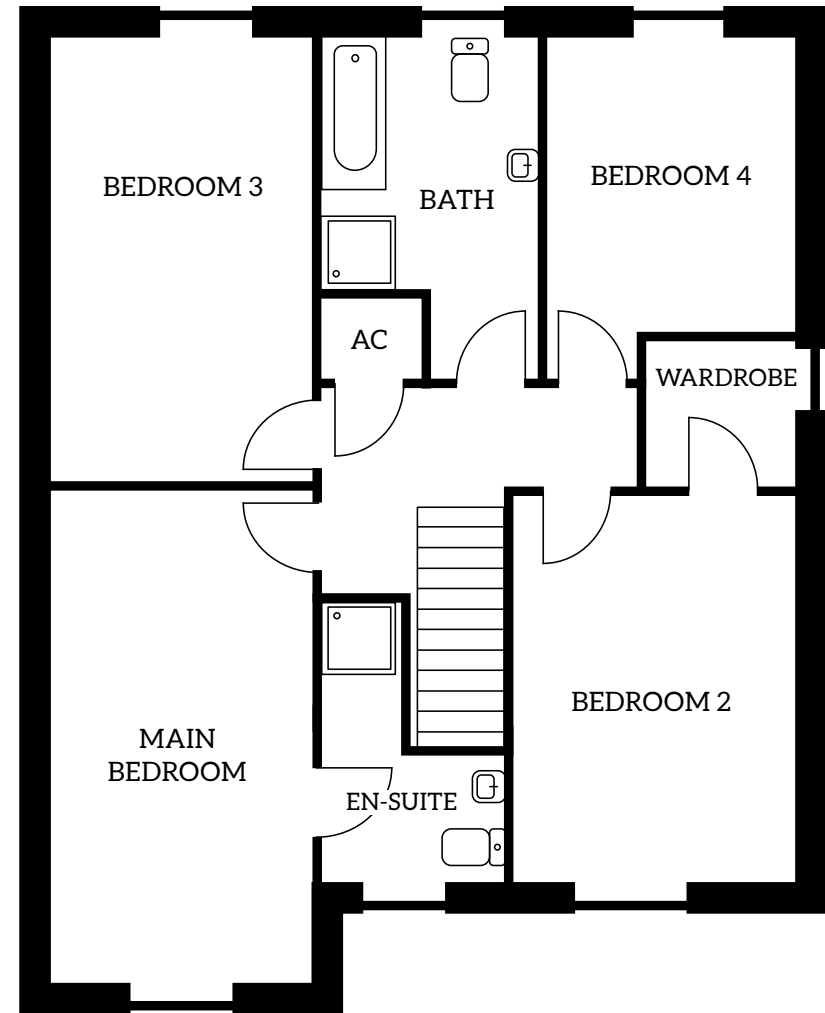
Sun  
Room



Ground Floor

- SUN ROOM: 3.03m x 3.23m
- KITCHEN / DINING: 6.13m x 4.24m
- LIVING ROOM: 3.15m x 5.08m
- STUDY: 2.92m x 2.14m
- PLAY ROOM: 2.92m x 3.95m
- UTILITY: 2.06m x 2.28m
- W.C: 2.06m x 1.84m

First Floor



- MAIN BEDROOM: 2.92m x 5.49m
- BEDROOM 2: 3.15m x 4.32m
- BEDROOM 3: 2.92m x 4.96m
- BEDROOM 4: 2.76m x 3.28m (min)
- BATHROOM: 2.4m (max) x 3.8m (max)
- EN-SUITE: 2.02m (max) x 2.44m (max)
- WARDROBE: 1.65m x 1.61m



## House type: **Laugharne**

90m<sup>2</sup> / 3 plots



3  
bedrooms



Separate  
WC



Family  
Bathroom

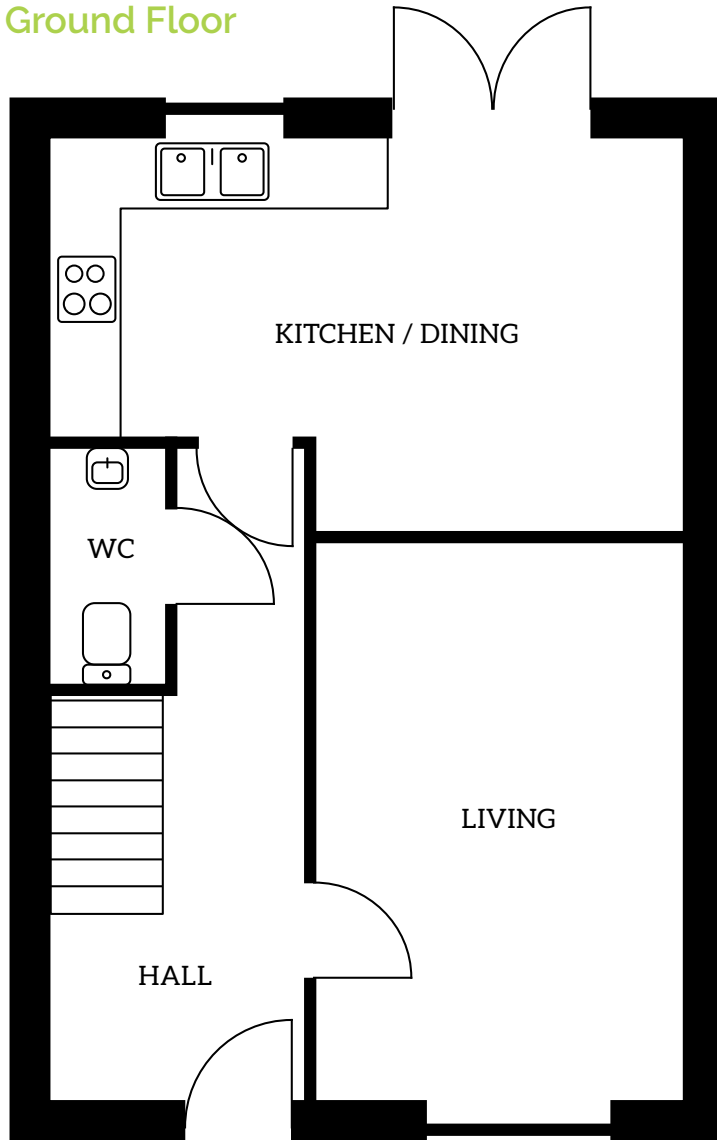


Offroad  
Parking



Energy  
Smart

## Ground Floor

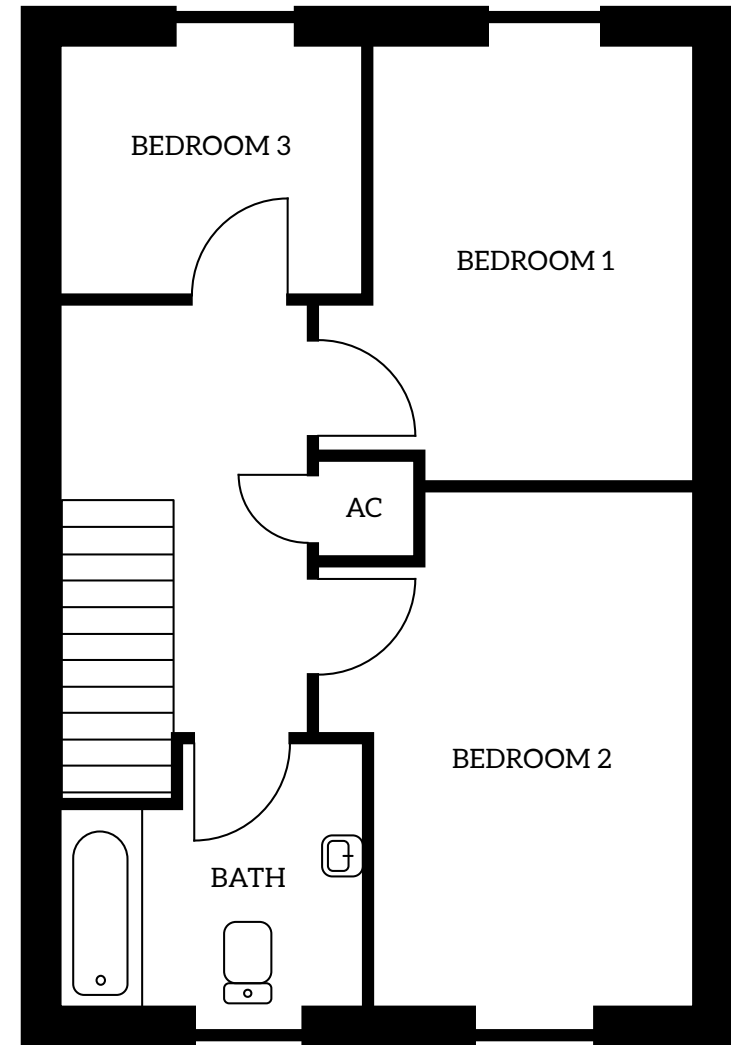


**KITCHEN/DINING:** 5.47m (max) x 3.4m (max)

**LIVING ROOM:** 3.15m x 4.8m

**W.C:** 2m x 1.02m

## First Floor



**BEDROOM 1:** 2.75m (min) x 3.76m

**BEDROOM 2:** 2.75m (min) x 4.44m

**BEDROOM 3:** 2.6m x 2.15m

**BATHROOM:** 2.6m (max) x 1.7m (min)

**AC:** 0.8m x 0.8m



## House type: Carrig

90m<sup>2</sup> / 1 plot



3  
bedrooms



Separate  
WC



Family  
Bathroom

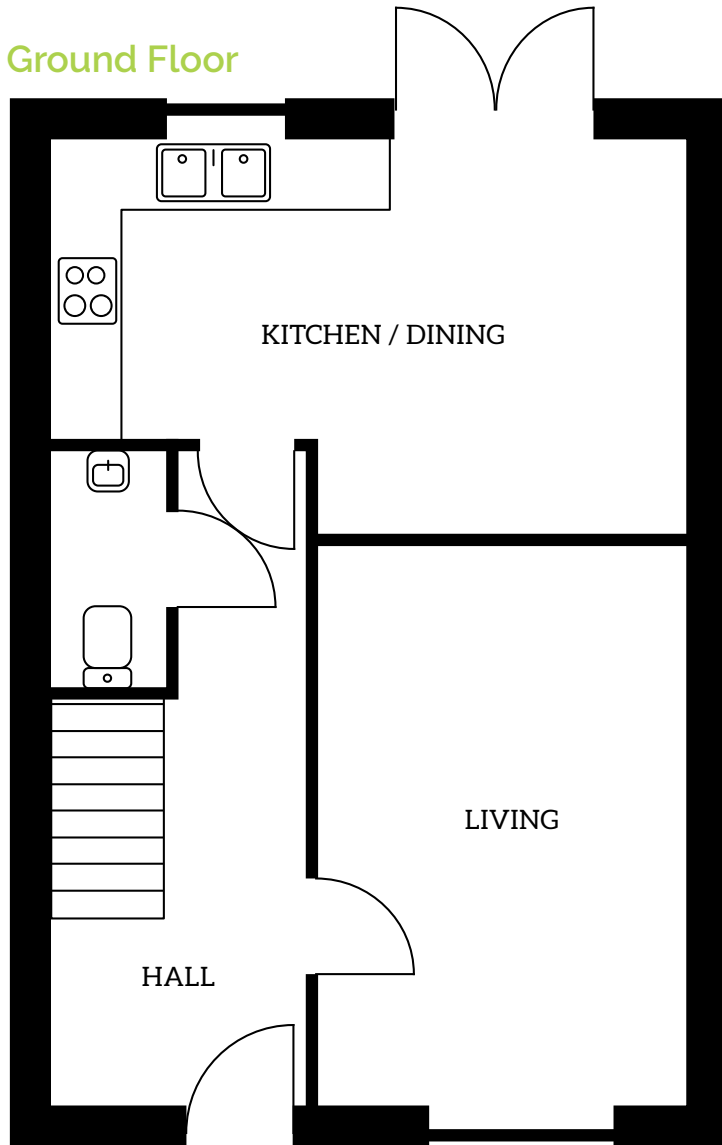


Offroad  
Parking



Energy  
Smart

## Ground Floor

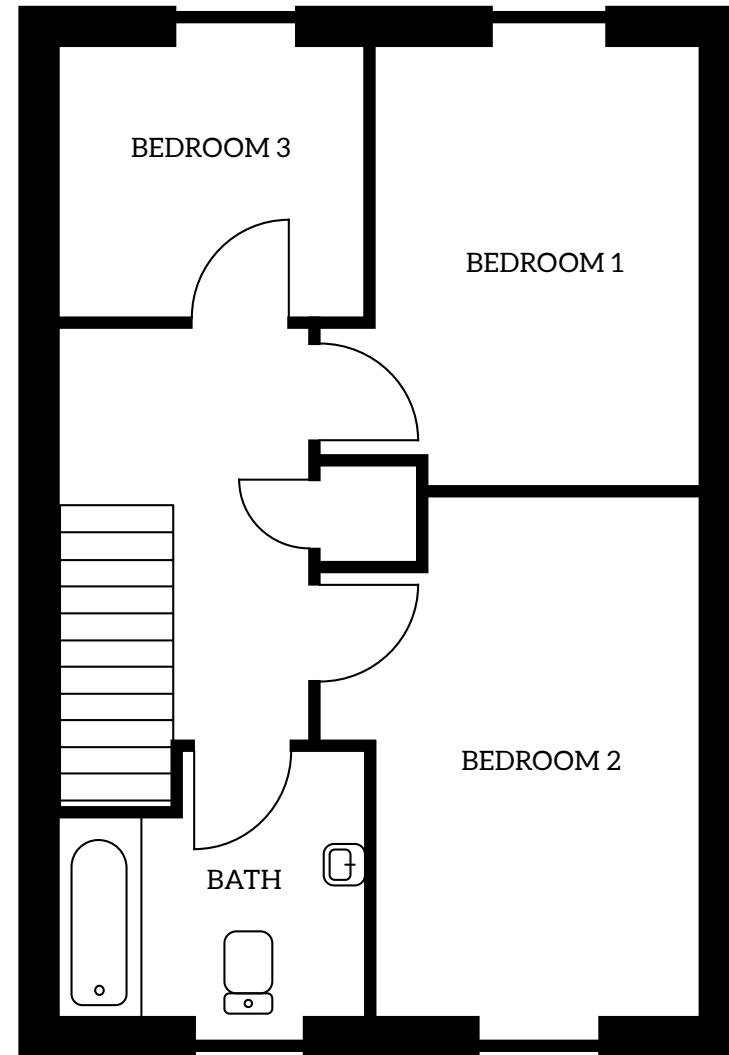


**KITCHEN/DINING:** 5.5m (max) x 3.4m (max)

**LIVING ROOM:** 3.19m x 4.8m

**W.C:** 2m x 1.02m

## First Floor



**BEDROOM 1:** 2.79m (min) x 3.76m

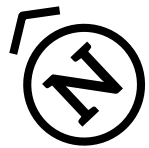
**BEDROOM 2:** 2.79m (min) x 4.44m

**BEDROOM 3:** 2.6m x 2.31m

**BATHROOM:** 2.6m (max) x 1.7m (min)

**AC:** 0.8m x 0.8m

# Site Plan





Please note that this development will be released in 2 separate phases. Phase 1 plot numbers are indicated on the adjacent siteplan with white circles.

#### PHASE 1

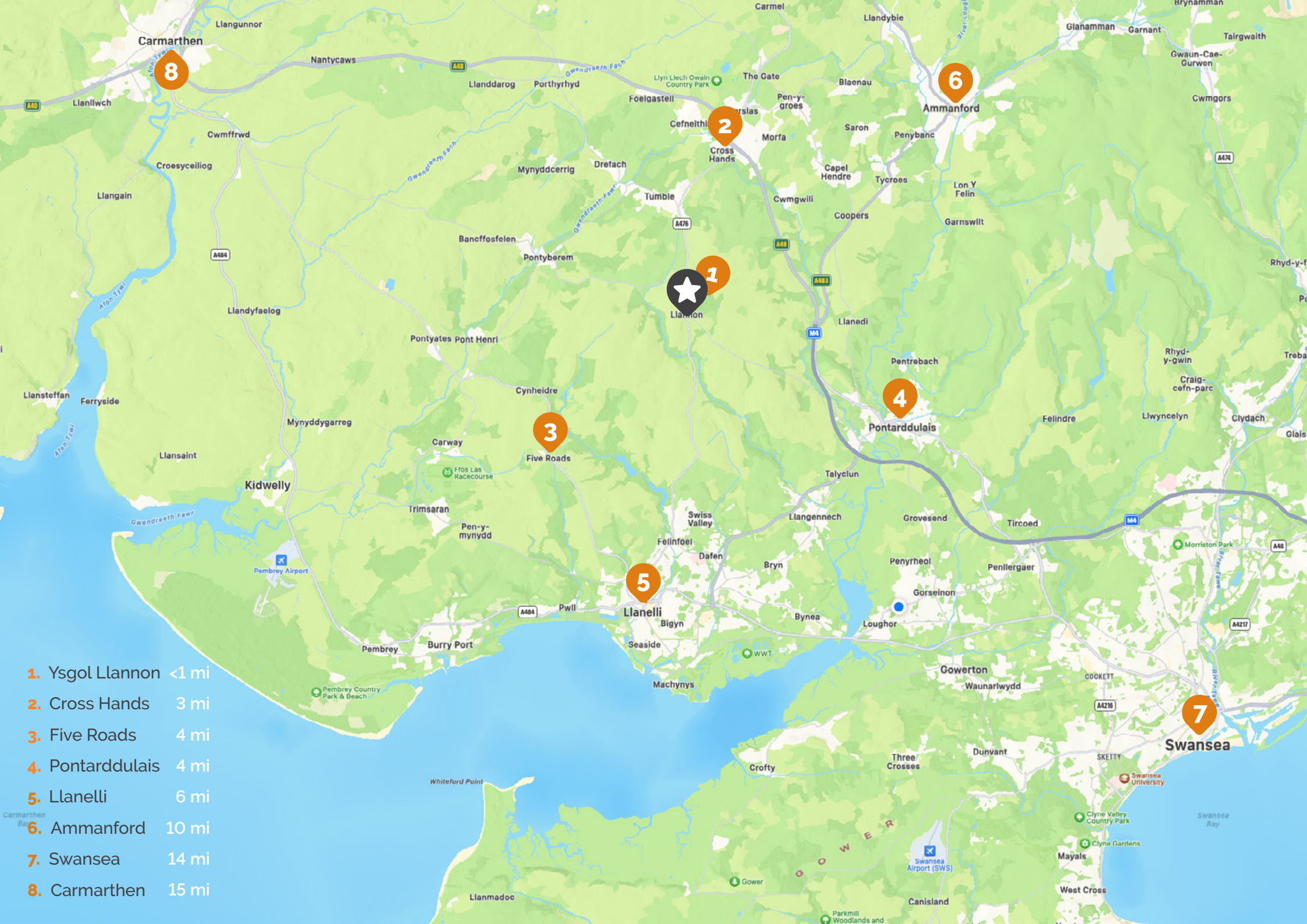
7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27

#### PHASE 2


5, 6, 8, 9, 10, 26, 28, 29, 30, 31, 32, 33, 34

To find this development location use postcode **SA14 6BE** for sat nav directions.

 Eleanor  Gwili  Oystermouth  Laugharne  Carrig  Affordable homes scheme



- 1. Ysgol Llannon <1 mi
- 2. Cross Hands 3 mi
- 3. Five Roads 4 mi
- 4. Pontarddulais 4 mi
- 5. Llanelli 6 mi
- 6. Ammanford 10 mi
- 7. Swansea 14 mi
- 8. Carmarthen 15 mi

A man and a woman are sitting at a rustic wooden table in a bright, sunlit room. The woman, on the left, has long dark hair and is wearing a white blouse and light blue jeans. The man, on the right, has short hair and a beard, wearing a blue polo shirt. They are both smiling. On the table in front of them are two mugs, one white with 'Marvellous Mum' and one blue with 'DAD', a tray of pastries, and a wicker basket containing a teapot and several jars. Large windows in the background show a wooden fence outside.

*“If someone was considering buying an Enzo’s Home we’d say go for it; just go and view the properties and you’ll be blown away by the quality.”*

Watch Shane & Shelley’s story:  
[enzohomes.co.uk/stories](https://enzohomes.co.uk/stories)



Contact our team today:

**01269 597155**

**[www.enzoshomes.co.uk](http://www.enzoshomes.co.uk)**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

\*More information regarding our warranties can be found at [globalhomewarranties.com](http://globalhomewarranties.com); full terms and conditions are available upon request. Point of interest distances may be rounded down to single figures.