



ROBERTS Homes Limited

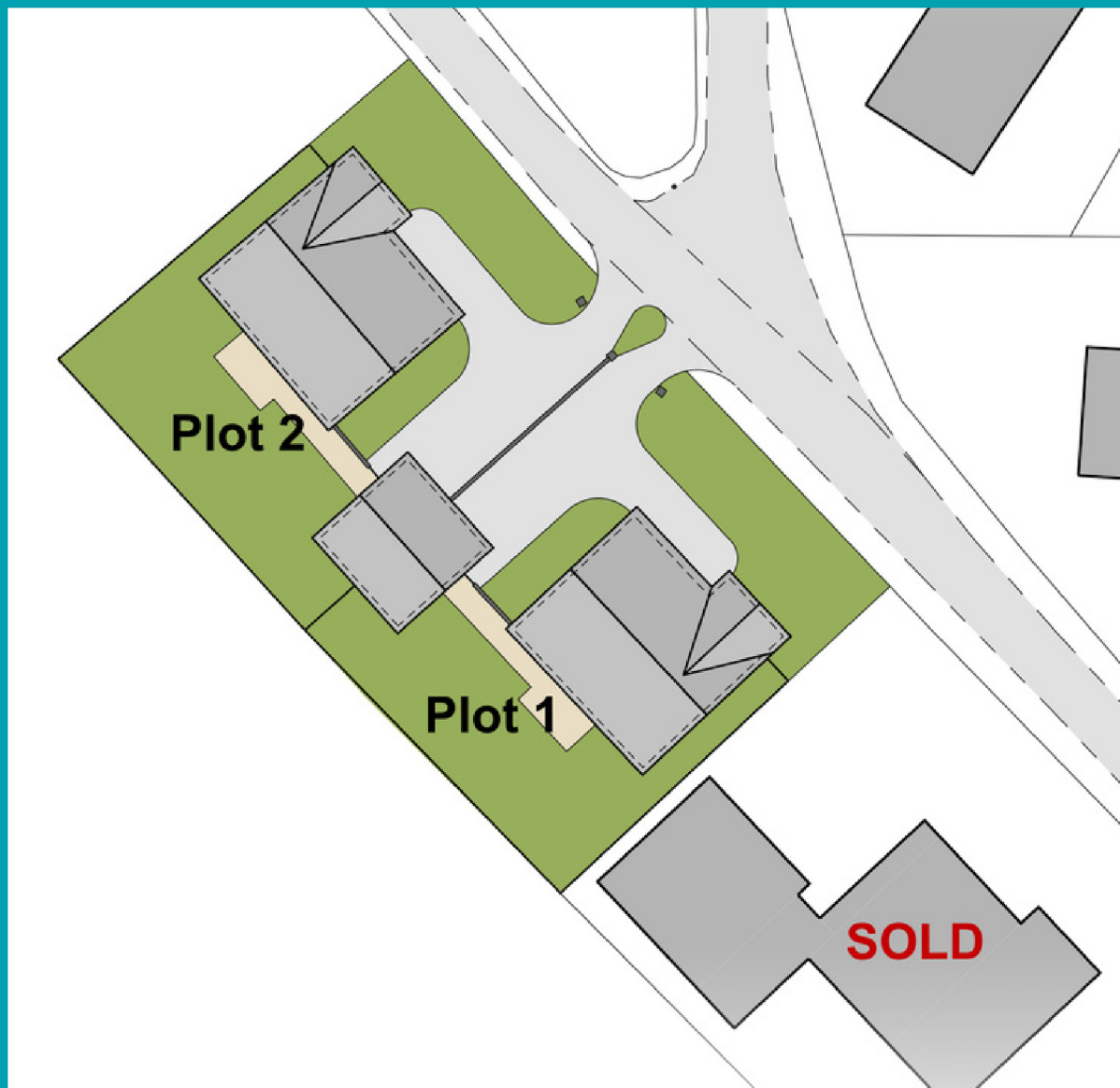
urbanbuildhomes  
with  
The **ROBERTS** Group



Tŷ Bedw | Tŷ Llwyfen  

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GELLIFOR



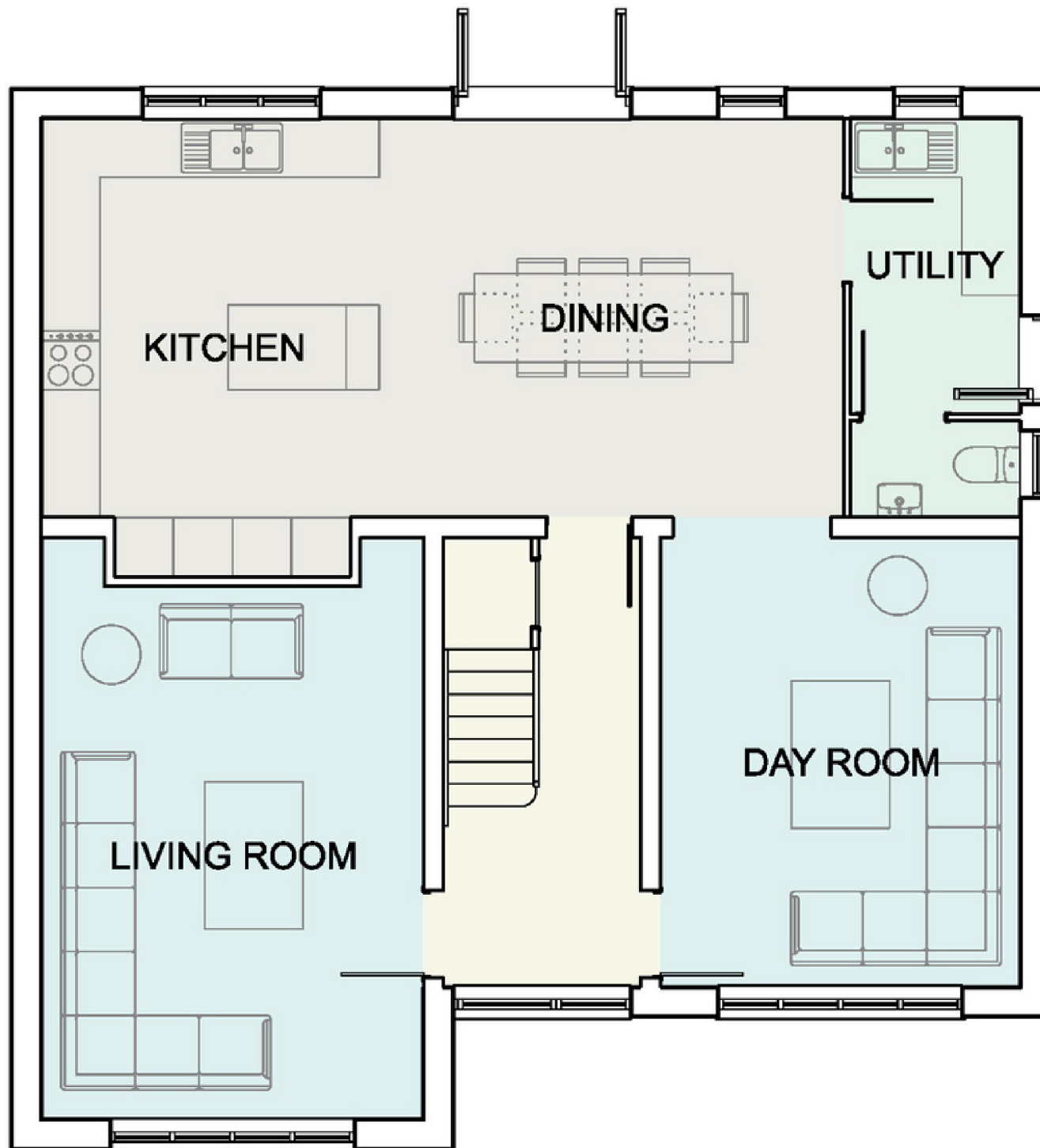
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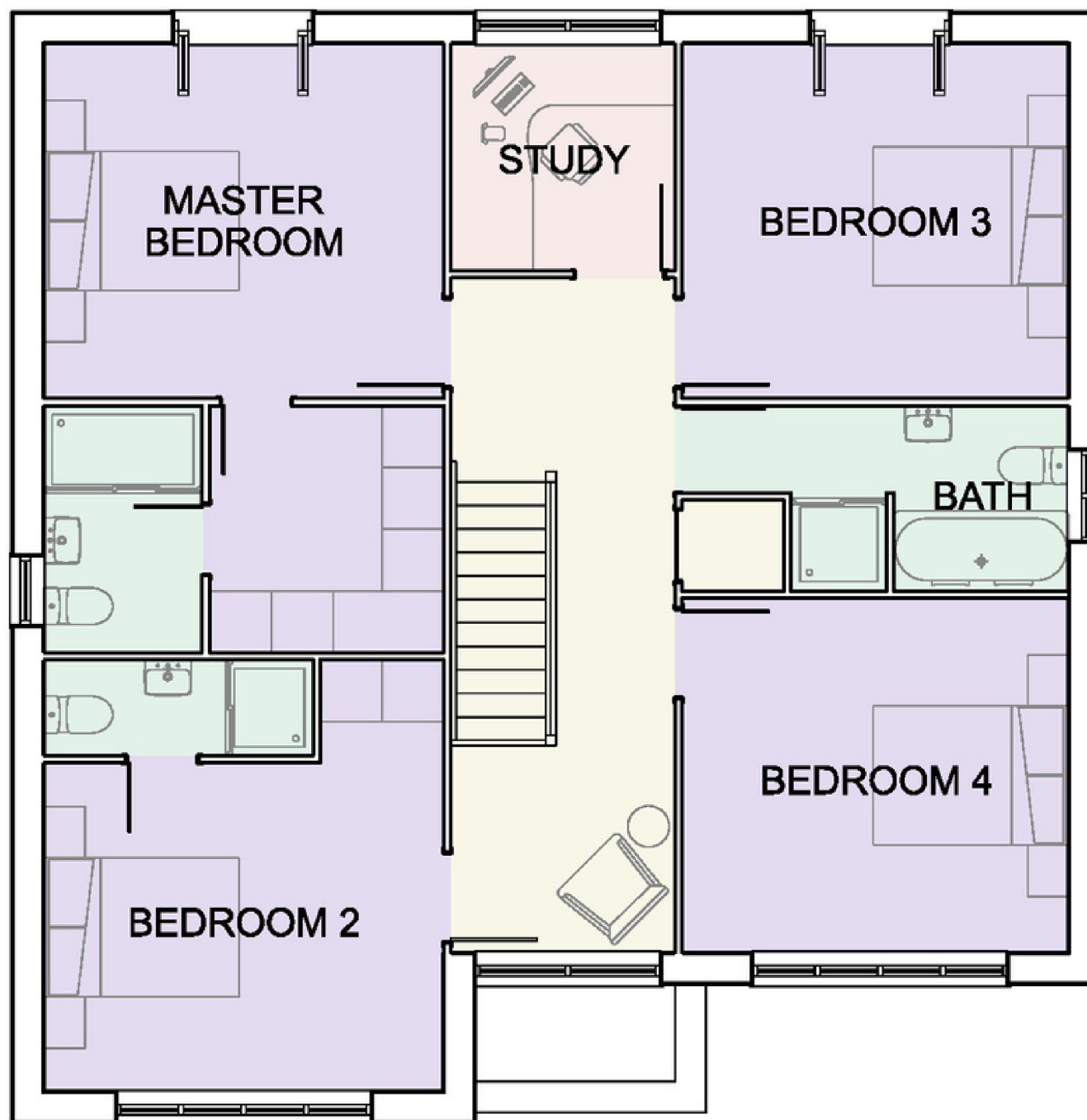
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GELLIFOR





# What your Urbanbuild home includes

- Superb open plan living/dining/kitchen area.
- Separate formal living room.
- High specification kitchen with integrated appliances.
- Four double bedrooms.
- Two en-suite bathrooms in addition to family bathroom.
- Separate study/home office.
- Dressing room to master bedroom.
- Juliet balconies to rear bedrooms.
- Detached garage with electric roller door.
- Underfloor heating to ground floor.
- Large patio area.
- South/West aspect to rear gardens.
- Breath-taking views with totally private aspect.
- 10 year structural warranty.

## MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Urbanbuild or Roberts Homes Group has the authority to make or give any representations or warranty in relation to the property.

Urbanbuildhomes is a trading name of Roberts Homes Limited.

## Tŷ Bedw | Tŷ Llwyfen GELLIFOR

• Kitchen/Dining	8.15m x 4.05m
• Utility	3.00m x 1.75m
• WC	1.75 x 1.00m
• Living Room	5.95m x 3.90m
• Hallway	4.55m x 2.00m
• Dayroom	4.55m x 3.65m
• Bedroom One(Master)	4.25m x 3.90m
• Ensuite	2.40m x 1.55m
• Dressing Room	2.40m x 2.25m
• Linen Store	0.95m x 0.70m
• Bathroom	2.70m x 1.80m
• Bedroom Two	3.90m x 3.35m
• Bedroom Three	3.75m x 3.45m
• Bedroom Four	3.75m x 3.45m
• Study	2.20m x 2.15m
• Landing	6.55m x 2.15m

## Contact Us

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