



# BRYN STEFFAN

LAMPETER · WALES

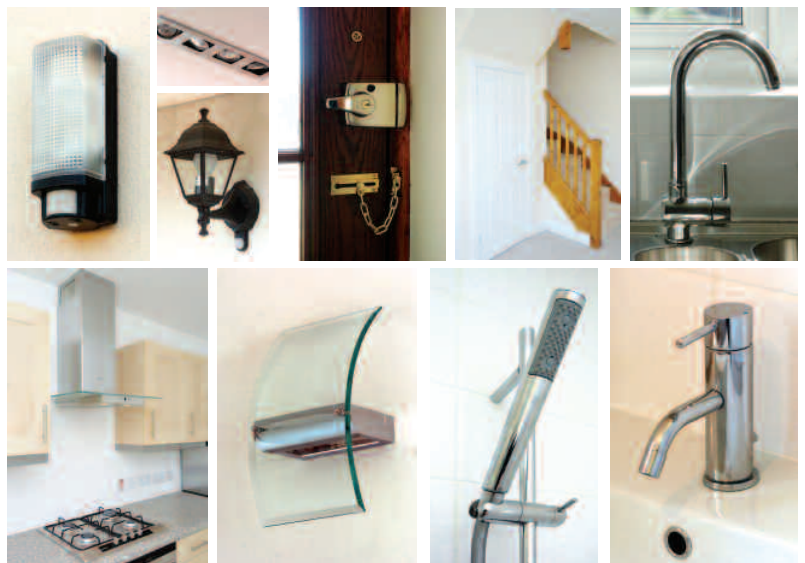
PHASE III · DEVELOPMENT OF 3 & 4 BEDROOM MODERN HOMES

# BRYN STEFFAN



## Perfect, easy living with modern contemporary finishes

Bryn Steffan, a development by Longleaf Properties Limited, consists of three and four bedroom homes set within a picturesque location. The first two phases have been sold with the next phase due for completion in 2006. The third phase of this contemporary development consists of twenty three houses, each designed to accommodate both the environmental and contemporary needs of twenty-first century life. Great care and effort have been taken to produce homes that provide good value without compromising standards. The use of high quality finishes and appliances reflect the attention to detail that epitomises this whole development.





Indicative kitchen









## Location

Bryn Steffan is located on the northern edge of the thriving university town of Lampeter. The site occupies a sunny, south facing location and is within walking distance of all the town's amenities including The University of Wales Lampeter, convenient shopping and local businesses. The Ceredigion Heritage Coastline with its secluded beaches and unspoilt towns is within twelve miles.



12 Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
**01570 423 623**  
Fax: 01570 423 602  
lampeter@morgananddavies.co.uk

This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Plans shown are not to scale and for identification purposes only. December 2005