

'Y GOEDPLAN' AT LLYS ADDA

Integral to the Llys Adda development is 'Y Goedplan' featuring the Watkin Jones *Classic Collection*. Within a walled entrance, all homes within this sector have mature planting and feature trees to many plots. All the homes offer distinctive specification enhancements both internally and to the elevations.

10 year NHBC certificate.

This collection of spacious, luxury homes reflect the Watkin Jones trademark for quality and design. Every new Watkin Jones home offers thoughtful floor planning to maximise the demands of todays modern living with each home providing generously proportioned living space. Our reputation for exceptional quality, imaginative design and first class customer service is renowned and for extra peace of mind, all carry a

PENRHOSGARNEDD · BANGOR · LL57 2AW

LLYS A DDA

SITE PLAN

AT LLYS ADDA



We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.



LLYS ADDA

PENRHOSGARNEDD · BANGOR · LL57 2AW



For further information please call 01745 538200

Watkin Jones & Son Ltd
55 Ffordd William Morgan, St Asaph Business Park
St Asaph, Denbighshire LL17 0JG

Telephone 01745 538200 Fax 01745 538204
web www.watkinjoneshomes.com



LLYS ADDA

PENRHOSGARNEDD · BANGOR · LL57 2AW

A collection of spacious

3, 4 & 5 BEDROOM DETACHED

and

3 BEDROOM SEMI DETACHED HOMES





Y GOEDLAN AT LLYS ADDA



Classic Collection

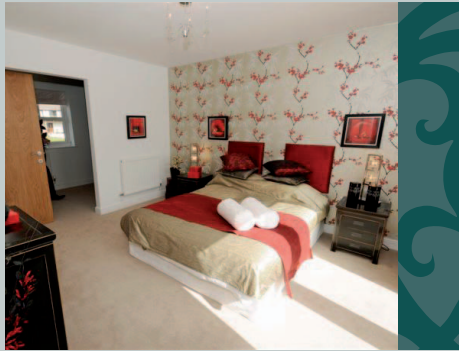
‘Y Goedlan’ is a prestigious collection of just 17 spacious detached homes designed and built to the most exacting standards. Reached through its own walled entrance each of the 4 and 5 bedroomed homes is testimony to the Watkin Jones commitment to excellence in design and construction.

Each property features *The Watkin Jones Classic Collection* that is reflected in the very highest standards of specification and living accommodation provided. Fine materials, craftsmanship and exquisite finish ensure that ‘Y Goedlan’ will be a most sought after living experience for the discerning homeowner.

SPECIFICATION

LLYS ADDA

- Gas central heating with solar
- PVCu triple glazing throughout - finished in white with chrome handles
- French doors onto the rear garden – see house type plans for details
- American oak internal doors with chrome furniture
- Feature oak staircase (excluding Dinas or Glaslyn)
- Designer fitted kitchens with pelmet lighting and chrome electrical sockets and switches
- Choice of 40mm laminate work surfaces with optional up-stands
- Electric built-in double fan oven (single to Dinas and Glaslyn)
- Stainless steel finish gas hob with feature extractor and stainless steel or glass splash back
- Integrated fridge freezer and dishwasher – Menai and Aled to have integrated washer included.
- White Ideal Standard ‘Studio Arc’ sanitary ware to bathroom, en-suite and cloakroom with chrome finish taps
- Stylish ceramic wall tiling to the kitchen, bathroom, en-suite and cloakroom
- Electric shower to en-suite (excluding Dinas)
- Power shower over bath with stylish chrome and glass screen in Dinas
- Chrome heated towel radiator to bathroom and en-suite (excluding Dinas)
- Feature recessed downlighters to kitchen and bathroom
- Outside light to front & rear elevation
- Turf to front and seeded rear gardens
- Fencing and planting in accordance with the landscape drawing
- Timber garden shed
- Block paved driveways where shown on the external works drawing.



EXCLUSIVE TO ‘Y GOEDLAN’ AT LLYS ADDA

- Leaded glazing on the front elevation
- Feature stone banding to plinth
- Stainless steel finish 5 burner gas hob with feature extractor and stainless steel or glass splash back to hob
- Gas point and chimney to lounge in Elsi and Crafnant
- Stylish designer tap
- Feature downlighters to external elevation
- Remote operated garage doors
- Enhanced specification of front doors and garages

These specification details do not form part of any contract and Watkin Jones Homes reserve the right to make alterations as may be required.