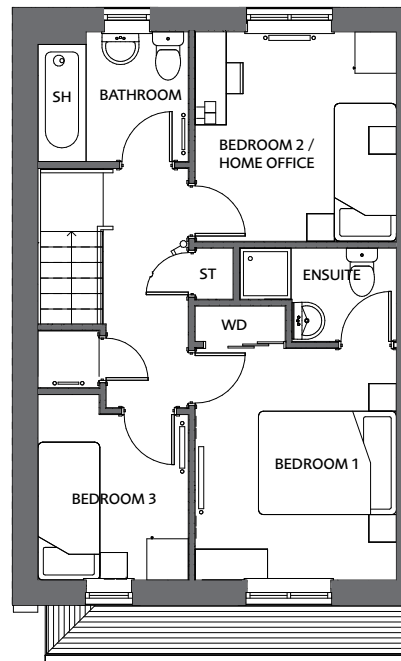


GROUND FLOOR



FIRST FLOOR

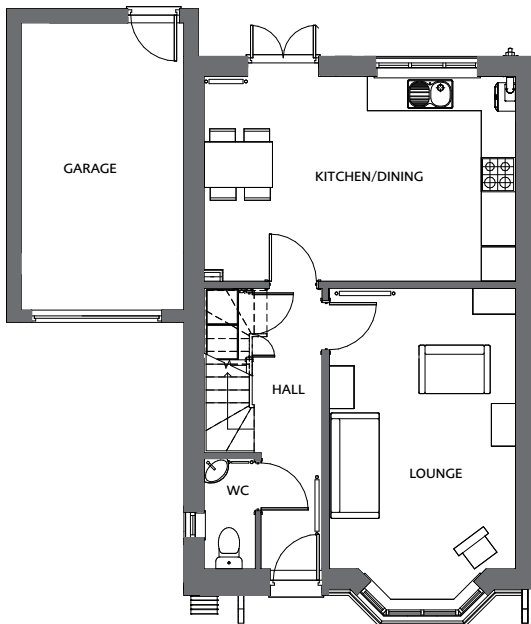
### GROUND FLOOR

Lounge	13'7" (into bay) x 13' 5"	4.13m (into bay) x 4.10m
Kitchen/Dining	17' 0" x 9' 4"	5.19m x 2.8m
Cloaks	5' 10" x 3' 10"	1.77m x 1.17m

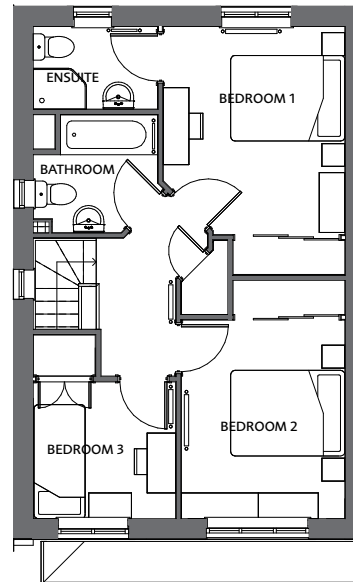
### FIRST FLOOR

Bedroom 1	13' 0" (into wardrobes) x 9' 8"	3.97m (into wardrobes) x 2.94m
Bedroom 2/Office	9' 7" x 10' 0"	2.92m x 3.052m
Bedroom 3	7' 2" x 8' 10" (into recess)	2.19m x 2.69m (into recess)
Bathroom	7' 2" x 6' 2"	2.17m x 1.88m





GROUND FLOOR



FIRST FLOOR

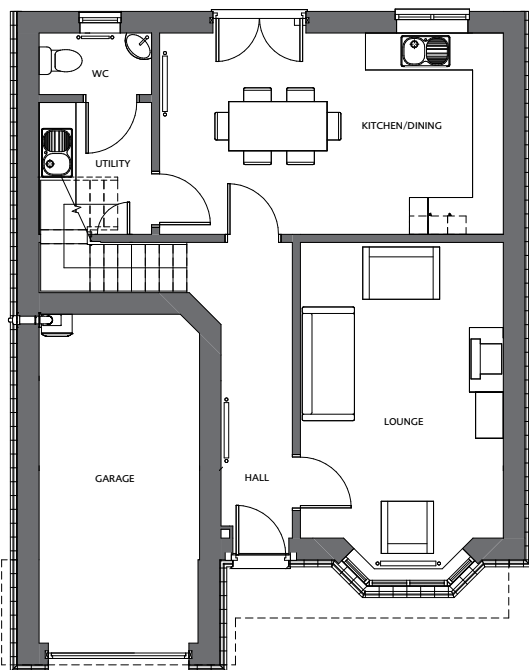
### GROUND FLOOR

Lounge	17ft 7in x 10ft 6in	(5.40m x 3.25m)
Kitchen/Dining	18ft x 11ft 9in	(5.50m x 3.63m)
Utility	3ft 3in x 3ft 3in	(1.01m x 1.01m)
WC/Cloaks	2ft 9in x 6ft 3in	(0.90m x 1.94m)

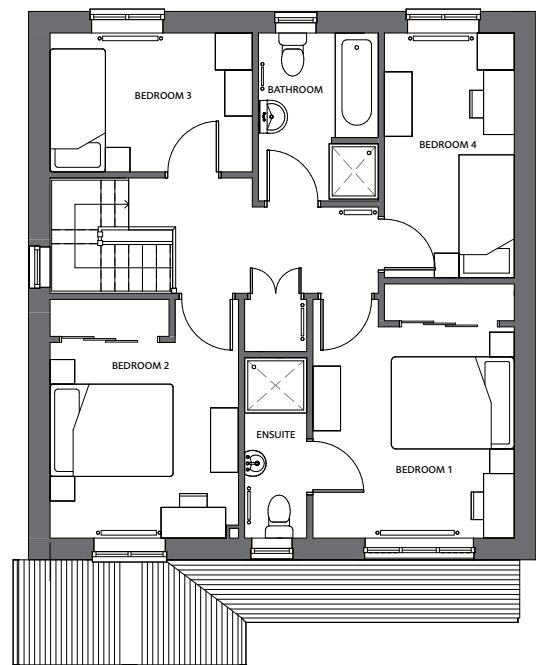
### FIRST FLOOR

Bedroom 1	14ft 4in (into wardrobe) x 10ft 5in	(4.39m x 3.22m) + EN-SUITE
Bedroom 2	13ft 8in (into wardrobe) x 9ft 3in	(4.22m x 2.86m)
Bedroom 3	8ft 3in x 8ft	(2.54m x 2.44m)
Bathroom	7ft 2in x 6ft 8in	(2.20m x 2.09m)





GROUND FLOOR



FIRST FLOOR

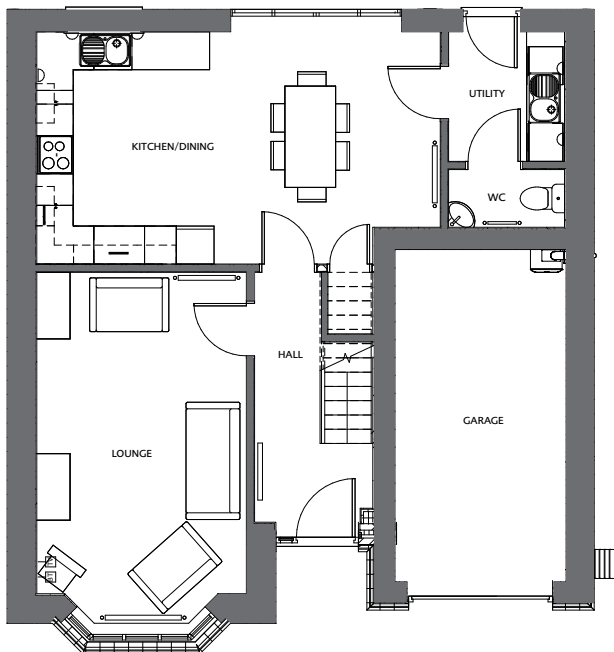
GROUND FLOOR

Lounge	17ft 4in (max) x 10ft 11in	(5.3m (max) x 3.34m)
Kitchen/Dining	18ft x 10ft 8in	(5.5m x 3.25m)
Utility	7ft x 6ft	(2.15m x 1.85m)
WC	6ft 1in x 3ft 3in	(1.87m x 1m)

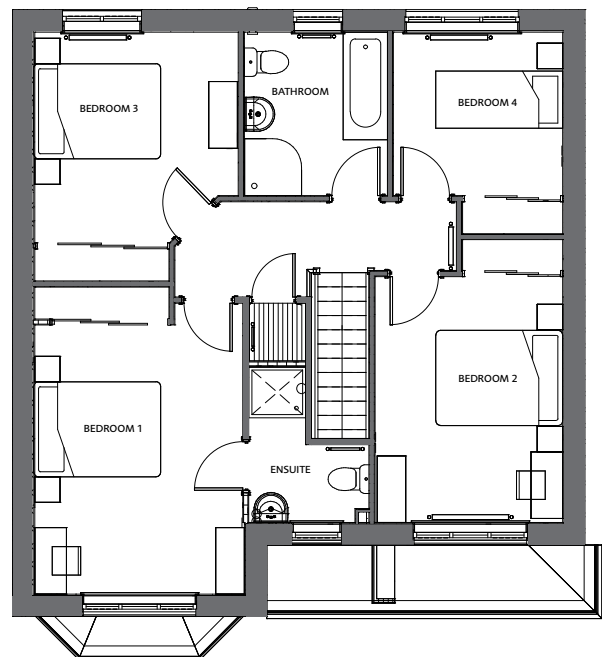
FIRST FLOOR

Bedroom 1	13ft 5in (into wardrobe) x 10ft 9in	(4.1m x 3.3m) + EN-SUITE
Bedroom 2	12ft 9in (into wardrobe) x 10ft	(3.9m x 3.05m)
Bedroom 3	10ft 9in x 7ft 4in	(3.3m x 2.25m)
Bedroom 4	13ft 1in x 7ft	(4m x 2.15m)
Bathroom	9ft x 6ft 4in	(2.75m x 1.98m)





GROUND FLOOR



FIRST FLOOR

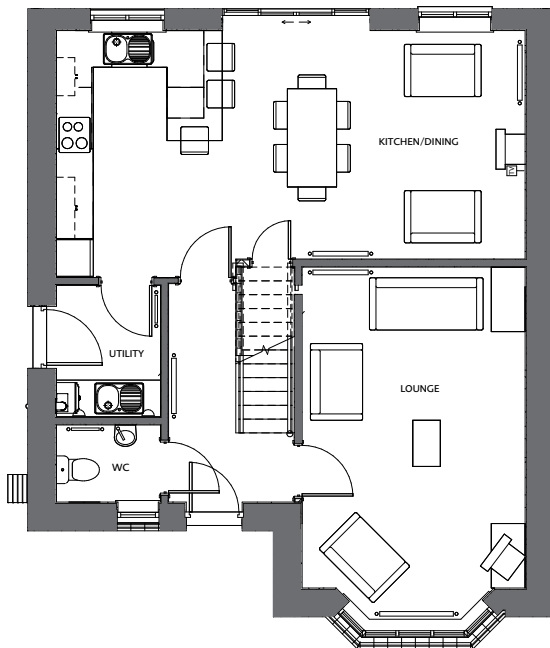
**GROUND FLOOR**

Lounge	18ft x 10ft 9in	(5.50m x 3.28m)
Kitchen/Dining	12ft 1in x 20ft 10in	(3.70m x 6.35m)
Utility	6ft 8in x 5ft 8in	(2.03m x 1.78m)
WC	2ft 9in x 5ft 8in	(0.90m x 1.78m)

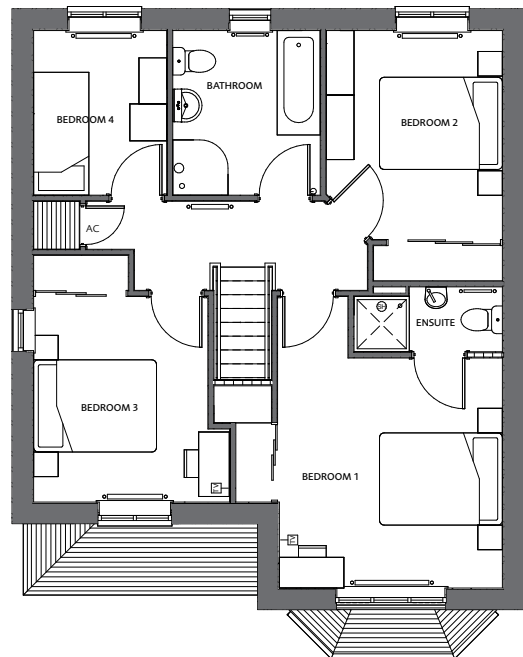
**FIRST FLOOR**

Bedroom 1	16ft 7in (into wardrobe) x 10ft 9in	(5.10m x 3.28m) + EN-SUITE
Bedroom 2	14ft 4in (into wardrobe) x 9ft 8in	(4.37m x 2.96m)
Bedroom 3	12ft 2in (into wardrobe) x 10ft 3in	(3.74m x 3.15m)
Bedroom 4	10ft 9in (into wardrobe) x 8ft 7in	(3.44m x 2.66m)
Bathroom	8ft 7in x 7ft 4in	(2.67m x 2.27m)





GROUND FLOOR



FIRST FLOOR

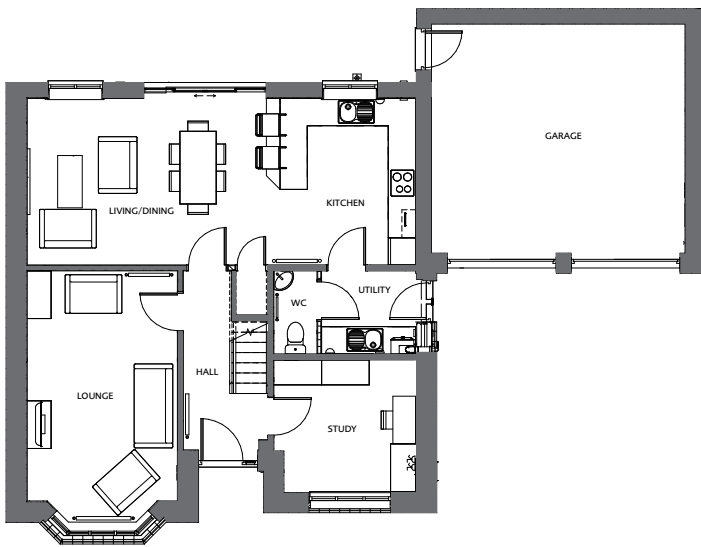
**GROUND FLOOR**

Lounge	18ft 7in x 12ft	(5.70m x 3.67m)
Kitchen/Dining	25ft 1in x 13ft 2in	(7.68m x 4.06m)
Utility	6ft 9in x 5ft 5in	(2.13m x 1.68m)
WC	4ft 0in x 5ft 5in	(1.24m x 1.68m)

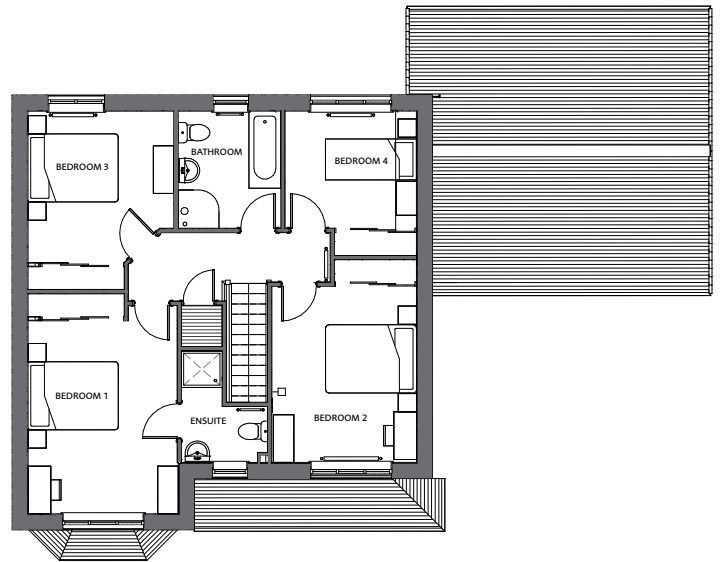
**FIRST FLOOR**

Bedroom 1	15ft 7in	(into wardrobe) x 14ft 3in	(4.80m x 4.40m) + EN-SUITE
Bedroom 2	13ft 4in	(into wardrobe) x 9ft 3in	(4.10m x 2.86m)
Bedroom 3	13ft 2in	(into wardrobe) x 10ft 6in	(4.03m x 3.24m)
Bedroom 4	8ft 9in x 7ft		(2.72m x 2.16m)
Bathroom	8ft 9in x 7ft 8in		(2.72m x 2.4m)





GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Lounge	18ft x 10ft 9in	(5.5m x 3.28m)
Kitchen/Dining	28ft x 12ft 1in	(8.55m x 3.7m)
Study	10ft 4in x 9ft 6in	(3.15m x 2.9m)
Utility	6ft 9in x 6ft	(2.07m x 1.83m)
Cloaks	6ft x 3ft 2in	(1.83m x 0.96m)

### FIRST FLOOR

Bedroom 1	15ft 10in (into wardrobe) x 10ft 11in	(4.84m x 3.32m) + EN-SUITE
Bedroom 2	14ft 9in (into wardrobe) x 10ft 11in	(4.5m x 3.22m)
Bedroom 3	13ft (into wardrobe) x 10ft 8in	(3.96m x 3.25m)
Bedroom 4	10ft 7in (into wardrobe) x 9ft 4in	(3.22m x 2.85m)
Bathroom	8ft 7in x 7ft 6in	(2.62m x 2.29m)

✓ - STANDARD    O - OPTIONAL EXTRA/UPGRADE    N/A - NOT APPLICABLE    \* - WHERE APPLICABLE    SCS - SUBJECT TO CONSTRUCTION STAGE

HOUSE TYPES	HENLLAN	WERN	ERDDIG	TREFNANT	GLASFRYN	CONWY
<b>Kitchen/Utility*</b> Howdens Chelford, Clerkenwell and Fairford Ranges Choice of quality fitted kitchen with laminate worktops and upstands	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓
Single electric oven	✓	N/A	N/A	N/A	N/A	N/A
Double electric oven	O	✓	✓	✓	✓	✓
Gas 5 burner hob/stainless steel canopy style cooker hood, chimney and splashback	O	✓	✓	✓	✓	✓
Gas 4 burner hob/stainless steel canopy style cooker hood, chimney and splashback	✓	N/A	N/A	N/A	N/A	N/A
Integrated dishwasher 60cm	✓	✓	✓	✓	✓	✓
Pull out larder unit 300mm	O	✓	✓	✓	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓	✓
LED downlighters to kitchen	✓	✓	✓	✓	✓	✓
LED pelmet lighting to kitchen wall units	✓	✓	✓	✓	✓	✓
Choice of flooring to Kitchen and Utility* from an approved range	✓	✓	✓	✓	✓	✓
<b>Bathroom/Ensuite/Cloakroom</b>						
White contemporary style Bath, WC, Basin and shower tray with chrome fittings	✓	✓	✓	✓	✓	✓
Bathroom - Bath with shower above, separate mixer tap and shower screen	✓	N/A	N/A	N/A	N/A	N/A
White Gloss Duravit Under sink Vanity Units to bathrooms and ensuite	O	✓	✓	✓	✓	✓
Choice of flooring from an approved range	✓	✓	✓	✓	✓	✓
Tiled splash back to cloaks wash hand basin from an approved range	✓	✓	✓	✓	✓	✓
Half height tiling to bathroom/ensuite area with full height to shower area	✓	✓	✓	✓	✓	✓
LED downlighters to bathroom and ensuite	✓	✓	✓	✓	✓	✓
Chrome ladder type towel warmer to bathroom and ensuite	✓	✓	✓	✓	✓	✓
Shaver socket to bathroom and ensuite	✓	✓	✓	✓	✓	✓
Thermostatic EV Shower valves to all showers	✓	✓	✓	✓	✓	✓
<b>Bedrooms</b>						
Face fitted Sliding door system with internal shelf and rail in bedroom 1	✓	✓	✓	✓	✓	✓
Face fitted Sliding door system with internal shelf and rail in bedroom 2	O	✓	✓	✓	✓	✓
<b>General</b>						
Fibre Connection in Utility Room	✓	✓	✓	✓	✓	✓
RJ 45 Internet Socket in Lounge	✓	✓	✓	✓	✓	✓
RJ 45 Internet Socket in Bedroom 1	✓	✓	✓	✓	✓	✓
Wiring for digital television and Wi-Fi	✓	✓	✓	✓	✓	✓
Turfing to front garden, top soiling to rear garden	✓	✓	✓	✓	✓	✓
Paving as site plan	✓	✓	✓	✓	✓	✓
Close Board fencing to rear of property where applicable	✓	✓	✓	✓	✓	✓
Rear outdoor tap	✓	✓	✓	✓	✓	✓
LED downlighters to hall and landing areas	✓	✓	✓	✓	✓	✓

## Internal Features

### ■ Walls and Ceiling

Plastered skim finish, White matt emulsion to ceilings, Timeless matt emulsion to walls

### ■ Internal doors

4 panel moulded door in white satin paint finish

### ■ Door furniture

Brushed satin finish

### ■ Skirting and architrave

Torus profile, white stain paint finish

### ■ Staircase

Stop chamfered newels with matching spindles, wood stained handrail and white satin paint finish

### ■ Electrical

Sockets and switches in brushed satin finish as per home schedule

### ■ Central Heating

Energy efficient programmer/heating control, Gas fired boilers to houses, radiators fitted with thermostatic valves, dual zone programming

### ■ Sanitary Ware

White Sanitary Ware with chrome fittings as per home schedule

### ■ Kitchen/Utility

Kitchen/Utility layouts, styles, work surfaces and upstands as per home schedule

### ■ Wardrobes

Layouts and styles as per home schedule

### ■ Wall tiling

From an approved range, choices for cloaks, bathroom and en-suite as per home schedule

### ■ Lighting

Energy efficient lighting to all properties with LED down lighters fitted as per home schedule

### ■ Telecoms

Fibre Connection in Utility Room  
RJ45 internet socket fitted in lounge, additional sockets as per home schedule  
RJ 45 Internet socket in Bedroom 1

### ■ Digital TV

Wiring for Digital tv to all properties

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## Kitchen and Utility Features

### ■ Kitchen / utility units

Choices from Howdens Chelford, Clerkenwell and Fairford ranges

### ■ Work surfaces

Choices from Howdens 38mm laminate range as standard

### ■ Under unit lighting

LED Pelmet lighting fitted as standard in all properties

### ■ Upstand

75mm laminate upstand to match work surfaces

### ■ Sinks & taps

11/2 Bowl Ashworth sink with VelinoSwan neck tap

### ■ Floor finishes

Choice of floor tiles as per home schedule

### ■ Fitted appliances

Manufactured by Lamona with 3yr warranty, integrated, as detailed on home schedule

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## External Features

### ■ Roof

Interlocking Concrete roofing tiles with dry verge and ridge system

### ■ Walls

Brick and Rendered elevations

### ■ Window cills

Sandstone - effect Forticrete feature cills to front elevations

### ■ Windows & roof lights

Triple glazed in off white Upvc in clear or obscured glass as appropriate

### ■ Fascias & soffits

Black Upvc construction with black rainwater goods to match

### ■ Front doors

Solid Black in GRP with feature glazed lights, white internal finish

### ■ Utility & French doors

Double glazed in off white Upvc with clear glass to match windows

### ■ Security lighting

Wall mounted lights to front and rear of property

### ■ Parking

All properties have a minimum of 2 parking spaces, for details refer to site plan

...continued overleaf



## Garden Features

### ▪ Front garden

Solo paving slabs to paths, Paved private drives, turfing as shown on plan, tarmac to common areas.

### ▪ Rear garden

Close boarded fences, Solo paving slabs to path and patio, garden graded and top soiled to NHBC requirements as shown on plan.

## Peace of Mind

### ▪ Security

All windows and doors to have multipoint locking systems complying with SBD1  
Security chains fitted to front doors

### ▪ Safety

Mains operated smoke detectors fitted in accordance with current building regulations  
Carbon Monoxide detectors fitted where homes have gas appliances fitted  
Mains Sprinkler System fitted

### ▪ Warranties

2 year Builder, 10 year NHBC Warranty  
3 year kitchen appliance guarantee,  
2 year boiler guarantee



Registered house builder

### FUTURE PROOFING

There is **NO** ground rent and **NO** service charges to pay, main estate roads, footpaths, verges and street lighting are to be adopted by Flintshire County Council via a Section 38 Agreement.

### DISCLAIMER

In accordance with the property Misdescriptions Act 1991, the information in this brochure is given as general guidance only. The illustration of the site is an artist's impression. The materials and external finishes may vary. It does not imply that landscaping will be as indicated; the room dimensions stated on the floor plans are scaled from plans and may vary in practice. You should check the exact sizes in your own property before buying any carpets, appliances or furniture. This specification is for general guidance only and may be amended, F G Whitley reserve the right to make alterations to the specification during the course of construction without prior notice. You are advised to check this information with F G Whitley. This brochure does not form part of any contract.

## Your **Safety** On Our Development

Your safety on our development is very important to us, we ask you to adhere to the Rules listed below whilst visiting your new home.

- All Visitors must report to the Sales Office and only use the designated parking area, please do not park on estate roads or obstruct accesses.
- Hard Hats and High Visibility Jackets along with appropriate footwear must be worn at all times in areas under construction.
- Visitors are not allowed to roam freely on the development and must be accompanied at all times by a Sales Representative.
- You are asked to keep children under strict parental control at all times. No children allowed in construction areas.
- Please take extra care when in the vicinity of construction vehicles.
- Comply to all Safety Signage on the development.

**THESE RULES ARE FOR YOUR SAFETY & WELLBEING  
KEEP SAFE ■ THANK YOU**



# Site Plan

PHASE 3



## Parc Dôl Gwyn

### SITE KEY

-  **Henllan** 3 bed semi detached home
-  **Hafod** 3 bed detached home
-  **Wern** 4 bed detached home
-  **Erddig** 4 bed detached home
-  **Trefnant** 4 bed detached home
-  **Glasfryn** 4 bed detached home
-  **Conwy** 3 bed detached bungalow
-  **SOLD**



### DISCLAIMER

Illustrations are artist's impression only. Materials and finishes may vary. The room dimensions stated are scaled from plans and may vary in practice.

Sales: 01352 751515 [mold@cavres.co.uk](mailto:mold@cavres.co.uk)