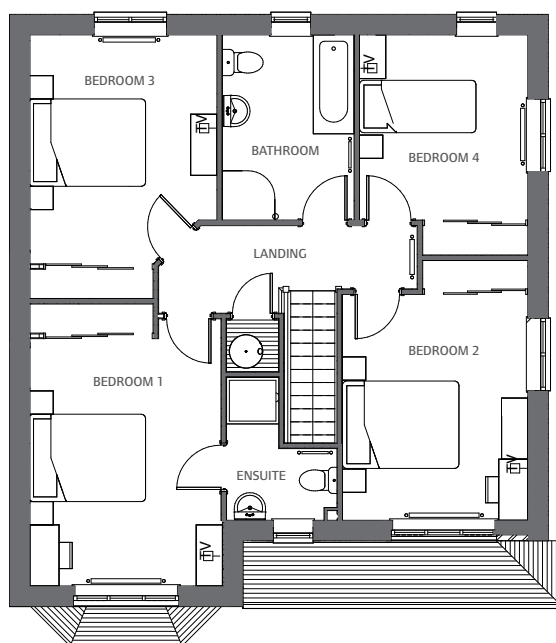


GROUND FLOOR



FIRST FLOOR

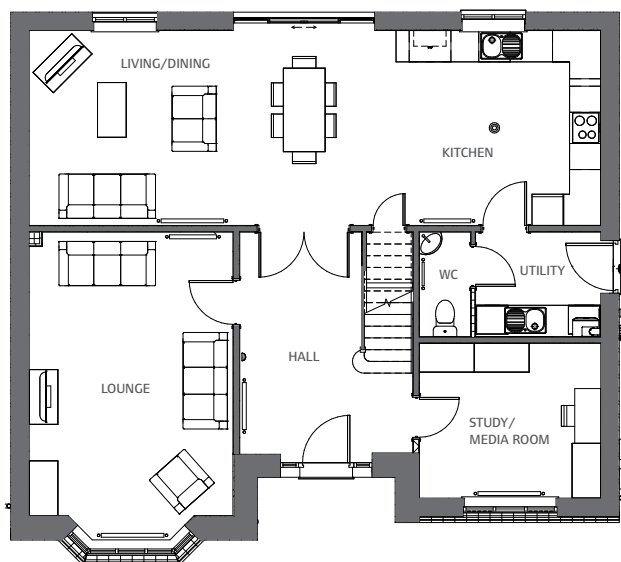
GROUND FLOOR

Lounge	16ft 6in x 10ft 9in	(5.07m x 3.35m)
Kitchen/Dining	30ft 4in x 12ft 2in	(9.29m x 3.73m)
Study	14ft 20in x 9ft 8in	(4.33m x 3.0m)
Utility	6ft 5in x 6ft 1in	(2.01m x 1.86m)
Cloaks	3ft 4in x 6ft 1in	(1.06m x 1.86m)

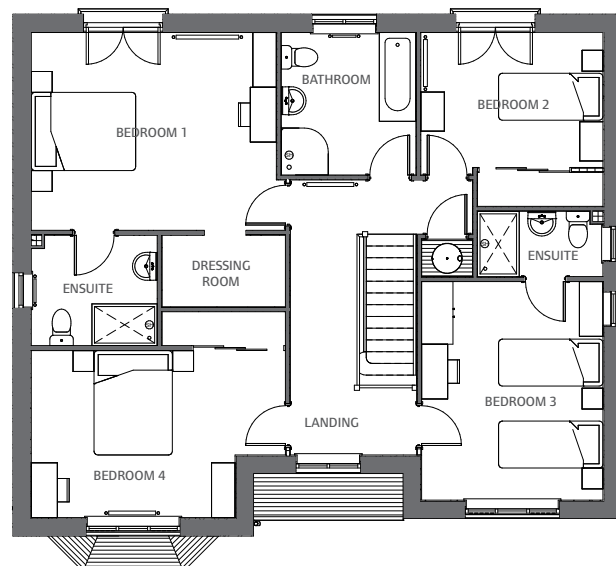
Reducing to 3.44m in Dining area

FIRST FLOOR

Bedroom 1	13ft 9in x 10ft 7in	(4.24m x 3.29m) + EN-SUITE
Bedroom 2	12ft 8in x 11ft 4in	(3.92m x 3.49m)
Bedroom 3	10ft 6in x 12ft 7in	(3.26m x 3.90m)
Bedroom 4	10ft 4in x 10ft 5in	(3.18m x 3.22m)
Bathroom	7ft 5in x 10ft 5in	(2.29m x 3.22m)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	12ft 9in x 17ft 9in	(3.95m x 5.48m)
Kitchen/Dining	12ft 3in x 35ft 9in	(3.77m x 10.96m)
Study	9ft 8in x 11ft 5in	(3.0m x 3.52m)
Utility	6ft 6in x 7ft 7in	(2.04m x 2.36m)
WC	6ft 6in x 3ft 6in	(2.04m x 1.1m)

FIRST FLOOR

Bedroom 1	12ft 5in x 15ft 8in	(3.83m x 4.84m) + EN-SUITE
Bedroom 2	11ft 2in x 11ft 5in	(3.42m x 3.53m)
Bedroom 3	11ft 6in x 13ft 8in	(3.56m x 4.23m) + EN-SUITE
Bedroom 4	10ft 6in x 16ft 0in	(3.24m x 4.88m)
Bathroom	8ft 1in x 8ft 8in	(2.49m x 2.69m)


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

 **Penrhyn** 4 bed detached home

 **SOLD**
 **RESERVED**


NORTH



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.

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✓ - STANDARD 0 - OPTIONAL EXTRA/UPGRADE N/A - NOT APPLICABLE * - WHERE APPLICABLE SCS - SUBJECT TO CONSTRUCTION STAGE

HOUSE TYPES	PENRHYN	GLASFRYN
Kitchen/Utility Howdens Choice of quality fitted kitchen with laminate worktop and upstands Howdens choice of quartz worktop and upstand from standard range Integrated fridge freezer Double electric oven Gas 5 burner hob/stainless steel canopy style cooker hood, chimney and splashback Integrated dishwasher 60cm Pull out larder unit 300mm Plumbing for washing Machine LED down lighters to kitchen LED pelmet lighting to kitchen wall units Choice of flooring to Kitchen and Utility* from an approved range	NA ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ 0 ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Bathroom/Ensuite/Cloakroom White contemporary style Bath, WC, Basin and shower tray with chrome fittings White Gloss Duravit Under sink Vanity Units to bathrooms and ensuite Choice of Karndean 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 & bath area LED down lighters 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	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Bedrooms Fitted walk in wardrobe Master Bedroom Face fitted Sliding door system with internal shelf and rail in Master Bedroom Face fitted Sliding door system with internal shelf and rail in bedroom 2	✓ NA ✓	NA ✓ ✓
General Fibre Connection in Utility Room NA RJ 45 Internet Socket in Lounge RJ 45 Internet Socket in Bedroom 1 Wiring for digital television and wifi Turfing to all garden areas Paving as site plan Close board fencing to rear of property Rear outdoor tap LED downlighters to hall and landing areas External electric socket	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓

Internal Features

■ Walls and Ceiling

Plastered skim finish, Brilliant white matt emulsion to ceilings, Timeless matt emulsion to walls

■ Internal doors

Oak doors

■ Door furniture

Brushed satin finish

■ Skirting and architrave

Torus profile, white stain paint finish

■ Staircase

Oak staircase

■ 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

Duravit and other 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 utility, 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

Kitchen and Utility Features

■ Kitchen / utility units

Choose from Howdens ranges

■ Work surfaces

Choices from Howdens laminate and quarts range as standard

■ Under unit lighting

LED Pelmet lighting fitted as standard in all properties

■ Upstand

75mm laminate or quartz upstand to match work surfaces

■ Floor finishes

Choice of floor tiles and Karndean flooring as per home schedule

■ Fitted appliances

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

External Features

■ Roof

Interlocking Redland 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 YOU SAFETY & WELLBEING
KEEP SAFE ■ THANK YOU**