



Dave Cottle
Homes

Cae Capel Pentre Llanrhaeadr

A stunning collection of thirty-three spacious family homes and apartments, situated on the fringes of a thriving village in the beautiful Denbighshire countryside.

Cae Capel is an attractive development of 33 homes and apartments favourably situated in the idyllic Denbighshire countryside. It is comprised of beautifully appointed detached, semi-detached, and terraced properties; apartments; and affordable homes. The properties' stunning location and stylish interiors make them much sought-after by families, couples, first-time buyers, and downsizers alike.

- Seven detached 3- and 4-bedroom houses
- Fourteen semi-detached 3-bedroom dwellings
- A terrace of three 3-bedroom homes
- A terrace of three 2-bedroom affordable homes
- A block of six 2-bedroom apartments
- A 10-year NHBC warranty



Raising Standards. Protecting Homeowners

building homes of distinction

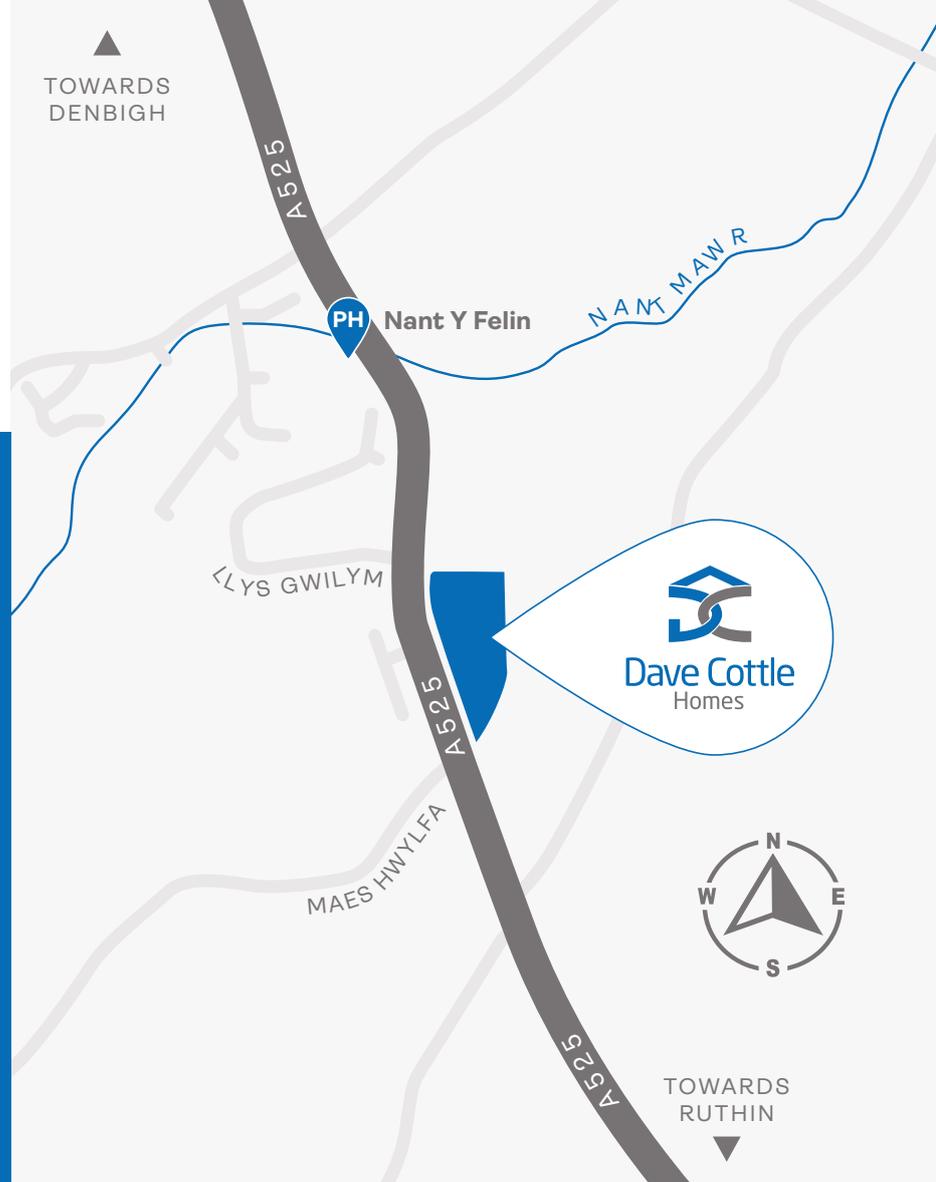
Cae Capel Pentre Llanrhaeadr

LL16 4NT

Pentre Llanrhaeadr is situated in the rural countryside of Denbighshire. It has a thriving community and well-appointed local amenities.

Located equidistant between the market towns of Ruthin and Denbigh, it is home to an **artisan village shop** and a **traditional inn**.

Primary and secondary schools are located within three miles of the village. A wider selection of shops and leisure facilities can be found in nearby Ruthin and Denbigh.



Dave Cottle Homes develops properties of distinction in sought-after locations across North Wales and the North West.

We are committed to achieving excellence in everything we do, which is reflected in the quality of our developments, uncompromising attention to detail and outstanding customer service standards.

Our individual developments are crafted to the highest standards.

We hand select building plots and work closely with our architectural team to design and build aesthetically pleasing and sustainable homes. Using quality materials and modern building methods, our team of skilled trades professionals and craftsmen set the standards in both specification and finish.

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	Affordable (Plots 1-3)	Caerwys	Trefnant	Rhewl	Henllan	Prion	Bodfari	Rhuddlan	Llanbedr
Choice of quality fitted kitchen / utility	•	•	•	•	•	•	•	•	•
Choice of quality fitted laminate worktops to kitchen units	•	•	•	•	•	•	•		
Choice of quality fitted silestone worktops to kitchen units								•	•
Integrated single oven	•	•	•	•	•	•	•		
Integrated single microwave combination oven								•	•
Electric induction hob		•	•	•	•	•	•	•	•
Gas hob	•								
Integrated cooker hood	•								
Stainless steel cooker hood		•	•	•	•	•	•	•	•
Integrated fridge freezer		•	•	•	•	•	•	•	•
Integrated dishwasher								•	
Integrated washing machine									•
Plumbing for washing machine	•	•	•	•	•	•	•	•	
Underfloor heating to ground floor								•	
Choice of floor tiling to kitchen / utility from approved range	•	•	•	•	•	•	•	•	•
Choice of floor tiling to downstairs WC from approved range	•	•	•	•	•	•	•	•	
Choice of floor tiling to hall from approved range								•	
Choice of carpet to ground floor from approved range									
Main bathroom sanitaryware including separate shower									
Main bathroom sanitaryware including shower over bath	•	•	•	•	•	•	•	•	•
En-suite to master bedroom sanitaryware	•	•	•	•	•	•	•	•	
2nd en-suite bedroom sanitaryware								•	
Thermostatic showers valves to all showers	•	•	•	•	•	•	•	•	•
Vanity units to main bathroom		•	•	•	•	•	•	•	•
Vanity units to en-suite to master bedroom		•	•	•	•	•	•	•	
Vanity unit to 2nd en-suite									
Half height tiling to bathroom with full height to shower	•	•	•	•	•	•	•	•	•
Half height tiling to en-suite to master bedroom with full height to shower	•	•	•	•	•	•	•	•	
Full height tiling to 2nd en-suite shower & splashback to basin								•	
Choice of floor tiling to bathroom & en-suite from approved range	•	•	•	•	•	•	•	•	•
Chrome towel rail to main bathroom		•	•	•	•	•	•	•	•
Chrome towel rail to master en-suite		•	•	•	•	•	•	•	
Chrome towel rail to 2nd en-suite								•	
Led downlights to ground floors		•	•	•	•	•	•	•	•
Led downlights to first floor		•	•	•	•	•	•	•	•
Brushed chrome sockets & switches to ground floor		•	•	•	•	•	•	•	•
Brushed chrome sockets & switches to first floor								•	
Wired burglar alarm								•	
Aerial / sky coax including aerial to roof space	•	•	•	•	•	•	•	•	•
External power socket		•	•	•	•	•	•	•	
Block paving to all private drives	•	•	•	•	•	•	•	•	•
Power & lighting to detached garage								•	
External light to front door	•	•	•	•	•	•	•	•	•
Doorbell to front door	•	•	•	•	•	•	•	•	•
Turf & planting to front garden	•	•	•	•	•	•	•	•	
Turf to rear garden		•	•	•	•	•	•	•	



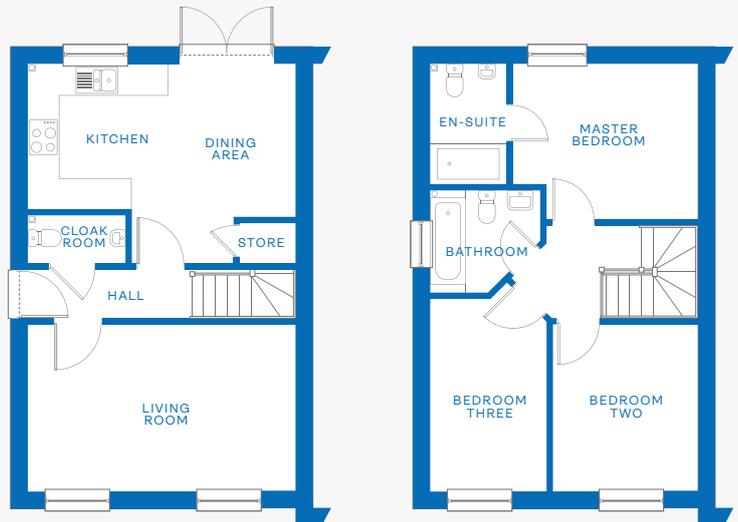
Caerwys 3 BEDROOM END-TERRACED HOME

Ground Floor

Living Room	5.19 x 3.28m	17' x 10'9"
Kitchen/Dining	5.19 x 3.9m	17' x 12'7"

First Floor

Master Bedroom	3.62 x 3.02m	11'10" x 9'11"
En-suite	2.33 x 1.48m	7'7" x 4'10"
Bedroom Two	3.28 x 2.83m	10'9" x 9'7"
Bedroom Three	3.79m x 2.27m	12'5" x 7'5"
Bathroom	2.15 x 2.03m	7' x 6'8"



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Caerwys 3 BEDROOM END-TERRACED HOME

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom

- Half height tiling to bathroom with full height to shower
- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom & en-suite

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives

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Trefnant 3 BEDROOM MID-TERRACED HOME

Ground Floor

Living Room	5.3 x 4.1m	17'4" x 13'5"
Kitchen/Dining	5.06 x 3.17m	16'7" x 10'4"

First Floor

Master Bedroom	3.9 x 3.27m	12'9" x 10'8"
En-suite	1.92 x 1.67m	6'3" x 5'6"
Bedroom Two	3.33 x 2.75m	10'11" x 9'
Bedroom Three	3.08m x 2.45m	10'1" x 8'
Bathroom	2.15 x 2.0m	7' x 6'6"



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Trefnant 3 BEDROOM MID-TERRACED HOME

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom

- Half height tiling to bathroom with full height to shower
- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom & en-suite

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives

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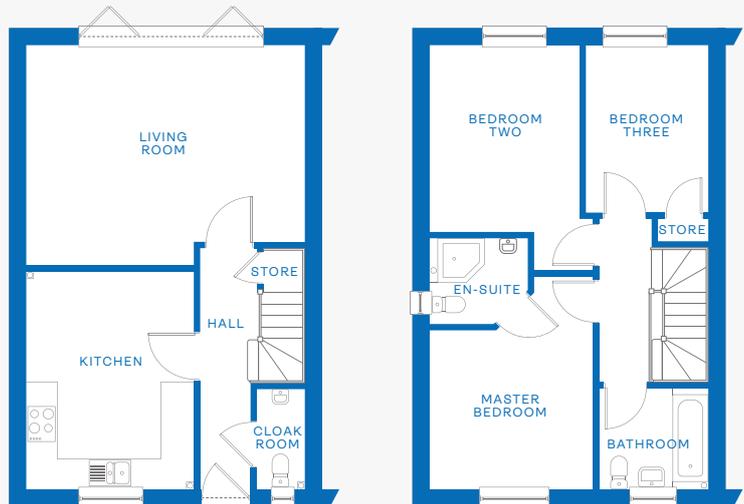
Rhewl 3 BEDROOM SEMI-DETACHED HOME

Ground Floor

Living Room	5.39 x 4.28m	17'8" x 14'1"
Kitchen	4.29 x 3.25m	14'1" x 10'8"

First Floor

Master Bedroom	4.16 x 3.17m	13'7" x 10'4"
En-suite	1.9 x 1.69m	6' x 5'6"
Bedroom Two	3.66 x 2.91m	12' x 9'6"
Bedroom Three	3.27m x 2.38m	10'8" x 7'9"
Bathroom	2.12 x 1.97m	6'9" x 6'5"

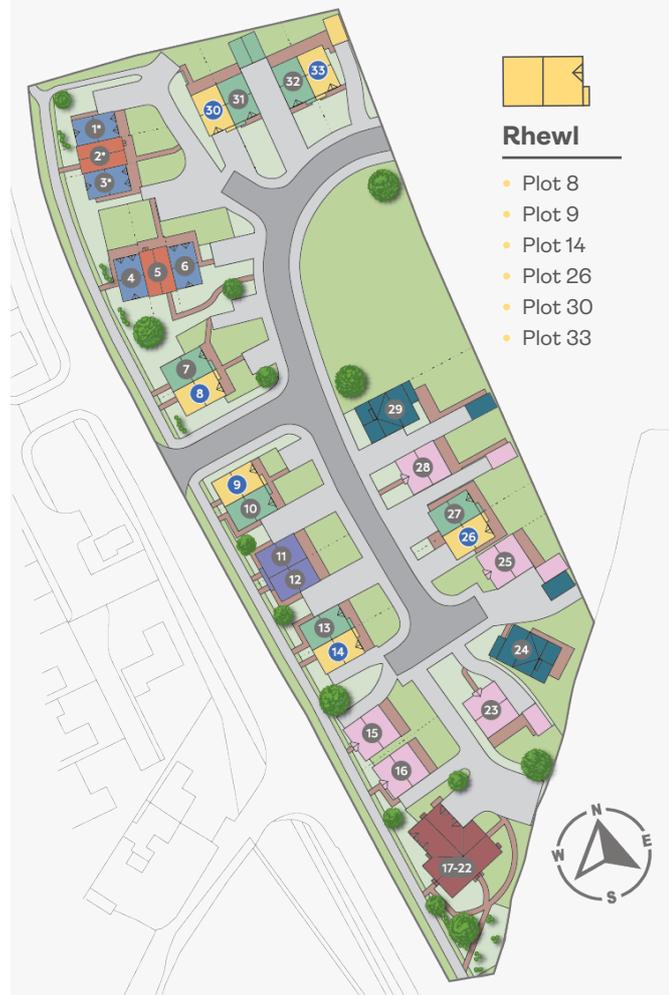


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Rhewl 3 BEDROOM SEMI-DETACHED HOME

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom

- Half height tiling to bathroom with full height to shower
- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom & en-suite

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives
- Plot 33 has a detached single garage



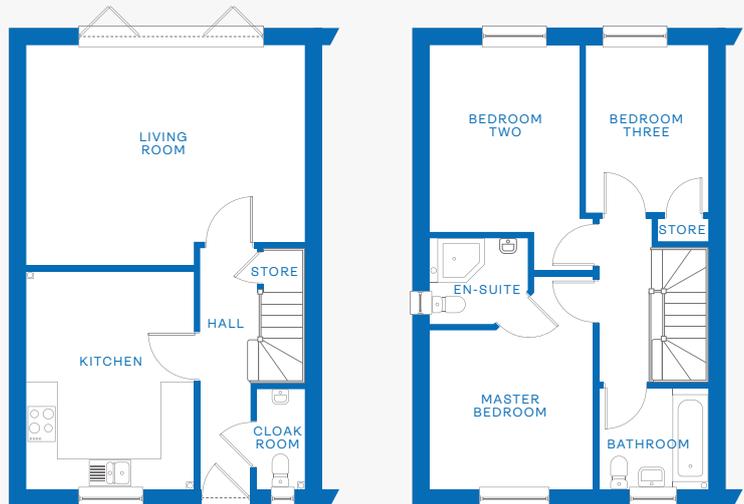
Henllan 3 BEDROOM SEMI-DETACHED HOME

Ground Floor

Living Room	5.39 x 4.28m	17'8" x 14'1"
Kitchen	4.29 x 3.25m	14'1" x 10'8"

First Floor

Master Bedroom	4.16 x 3.17m	13'7" x 10'4"
En-suite	1.9 x 1.69m	6' x 5'6"
Bedroom Two	3.66 x 2.91m	12' x 9'6"
Bedroom Three	3.27m x 2.38m	10'8" x 7'9"
Bathroom	2.12 x 1.97m	6'9" x 6'5"



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Henllan 3 BEDROOM SEMI-DETACHED HOME

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom

- Half height tiling to bathroom with full height to shower
- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom & en-suite

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives
- Plots 31 & 32 have a detached single garage

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Bodfari 3 BEDROOM DETACHED HOME

Ground Floor

Living Room	4.2 x 4.16m	13'9" x 13'6"
Kitchen/Dining	7.9 x 3.23m	25'9" x 10'4"
Utility	2.64 x 1.58m	8'5" x 5'2"

First Floor

Master Bedroom	4.39 x 3.19m	14'4" x 10'4"
En-suite	2.6 x 1.65m	8'5" x 9'1"
Bedroom Two	4.52 x 2.86m	14'7" x 5'2"
Bedroom Three	3.19m x 3.06m	10'4" x 9'8"
Bathroom	3.02 x 2.61m	9'8" x 8'5"



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Bodfari 3 BEDROOM DETACHED HOME

KITCHEN

- Choice of quality fitted kitchen / utility
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen / utility from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom
- Half height tiling to bathroom with full height to shower

- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom
- Chrome towel rail to master en-suite

INTERNAL FEATURES

- Led downlights to ground floors
- Led downlights to first floor
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives
- Plots 23, 25 & 28 have a detached single garage



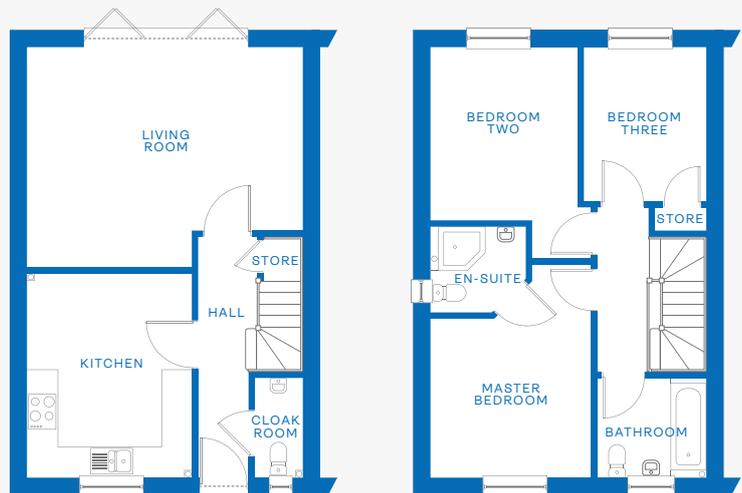
Prion 3 BEDROOM SEMI-DETACHED HOME

Ground Floor

Living Room	5.35 x 4.31m	17'6" x 14'1"
Kitchen	3.99 x 3.2m	13'1" x 10'6"

First Floor

Master Bedroom	4.16 x 3.12m	13'7" x 10'2"
En-suite	1.85 x 1.69m	6' x 5'6"
Bedroom Two	3.39 x 2.86m	11'1" x 9'4"
Bedroom Three	3m x 2.38m	9'10" x 7'9"
Bathroom	2.12 x 1.97m	6'9" x 6'5"



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Prion 3 BEDROOM SEMI-DETACHED HOME

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted laminate worktops to kitchen units
- Integrated single oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom

- Half height tiling to bathroom with full height to shower
- Half height tiling to en-suite to master bedroom with full height to shower
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom & en-suite

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches to ground floor
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives

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Rhuddlan 4 BEDROOM DETACHED HOME

Ground Floor

Living Room	4.6 x 4.06m	15'1" x 13'5"
Kitchen / Dining / Family Area	7.66 x 7.46m	25' x 24'5"
Utility	2.34 x 1.26m	7'8" x 4'2"

First Floor

Master Bedroom	4.17 x 3.31m	13'8" x 10'11"
En-suite	1.0 x 2.82m	3'3" x 9'9"
Bedroom Two	3.81 x 3.16m	12'6" x 10'4"
En-suite Two	1.8 x 0.9m	6' x 3'
Bedroom Three	3.75m x 3.04m	12'3" x 12'
Bedroom Four	2.82 x 3.08m	9'5" x 12'1"
Bathroom	2.26 x 2.23m	7'6" x 7'6"

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Rhuddlan

- Plot 24
- Plot 29

Rhuddlan 4 BEDROOM DETACHED HOME

KITCHEN

- Choice of quality fitted kitchen / utility
- Choice of quality fitted silestone worktops to kitchen units
- Integrated single microwave combination oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Integrated dishwasher
- Plumbing for washing machine
- Choice of floor tiling to kitchen / utility from approved range

BATHROOMS

- Choice of floor tiling to downstairs WC from approved range
- Main bathroom sanitaryware including shower over bath
- En-suite to master bedroom sanitaryware
- 2nd en-suite bedroom sanitaryware
- Thermostatic showers valves to all showers
- Vanity units to main bathroom
- Vanity units to en-suite to master bedroom
- Half height tiling to bathroom with full height to shower

- Half height tiling to en-suite to master bedroom with full height to shower
- Full height tiling to 2nd en-suite shower & splashback to basin
- Choice of floor tiling to bathroom & en-suite from approved range
- Chrome towel rail to main bathroom, master en-suite and 2nd en-suite

INTERNAL FEATURES

- Underfloor heating to ground floor
- Choice of floor tiling to hall from approved range
- Led downlights throughout
- Brushed chrome sockets & switches throughout
- Aerial / Sky coax including aerial to roof space
- Wired burglar alarm

EXTERNAL FEATURES

- External power socket
- External light to front door
- Doorbell to front door
- Turf & planting to front garden
- Turf to rear garden
- Block paving to all private drives
- Power & lighting to detached garage

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Llanbedr 2 BEDROOM APARTMENT

Plot 18 – Ground Floor Apartment

Living Room	4.6 x 3.65m	15'1" x 11'11"
Kitchen	3.0 x 2.8m	9'10" x 9'2"
Master Bedroom	3.48 x 3.23m	11'5" x 10'7"
Bedroom Two	3.48 x 2.09m	11'5" x 6'10"
Bathroom	1.97 x 1.78m	6'5" x 5'10"

Apartment floor plans vary, please speak to a sales advisor for details of a specific plot.



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Llanbedr

2 BEDROOM APARTMENT

KITCHEN

- Choice of quality fitted kitchen
- Choice of quality fitted silestone worktops to kitchen units
- Integrated single microwave combination oven
- Electric induction hob
- Stainless steel cooker hood
- Integrated fridge freezer
- Plumbing for washing machine
- Choice of floor tiling to kitchen from approved range

BATHROOM

- Bathroom sanitaryware including shower over bath
- Thermostatic shower valves

- Vanity units
- Half height tiling to bathroom with full height to shower
- Choice of floor tiling to bathroom from approved range
- Chrome towel rail

INTERNAL FEATURES

- Led downlights throughout
- Brushed chrome sockets & switches throughout
- Aerial / Sky coax including aerial to roof space

EXTERNAL FEATURES

- External light to front door
- Doorbell to front door