

ANWYL
thoughtful homes

welcome to
Parc Bodafon
Llandudno



01492 703 025

everything considered.

when it comes to new homes, we think of *everything*.

.....

there's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice *really matters*.

.....

At Anwyl Homes, we know what it's like. We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

Everything considered.



got
questions?

call...

01492

703 025



KEY FACTS

Homes are protected by a NHBC Buildmark Warranty which gives you the **10 year structural warranty**

We have carefully considered the height of our rooms with *extra height* ceilings designed to *maximise* space

Did you know...

We have been building homes for over 90 years, so *we know* what we're doing!

the opportunity to make your home, **your own**

quality of design. quality of finish. that's what we care about.

Here at Anwyl, we understand what people want and what they expect when looking for a new home. Your new home is a blank canvas to paint with your own style and personality, so it pays to know exactly what's included in the price.

Anwyl always ensure your home has been constructed with modern building standards to make sure you can enjoy living in a safe & secure environment. All our homes come with a multi-point locking system to the front & rear doors of the house, a fused spur for a wireless alarm and smoke detectors with battery back-up for those power cut emergencies.

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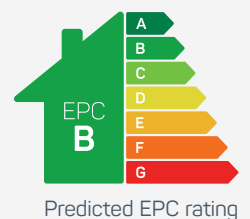


the styal

1 bed apartment

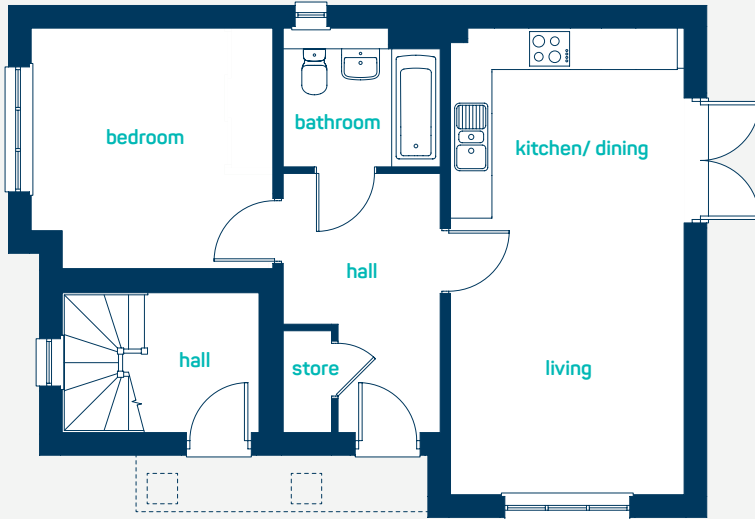
A *modern* 1-bedroom apartment. Key features include open-plan living space, large bedroom and bathroom.

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ground floor apartment

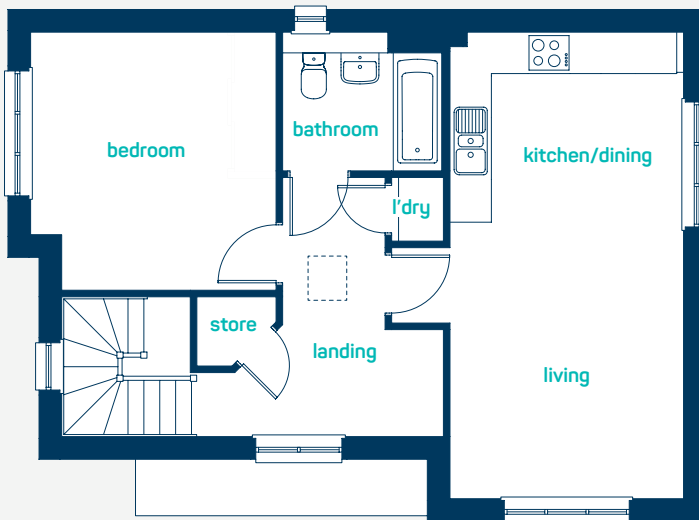


ground floor apartment

kitchen/dining/living 22'2" x 11'1"
 bedroom 11'6" x 11'5"
 bathroom 7'6" x 6'5"

kitchen/dining/living 6.76m x 3.38m
 bedroom 3.50m x 3.48m
 bathroom 2.27m x 1.96m

first floor apartment



first floor apartment

kitchen/dining/living 22'2" x 11'1"
 bedroom 12'4" x 11'8"
 bathroom 7'7" x 6'5"

kitchen/dining/living 6.76m x 3.38m
 bedroom 3.75m x 3.56m
 bathroom 2.31m x 1.96m

the styal
 1 bed apartment

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the styal, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

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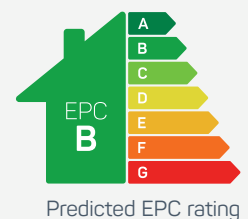


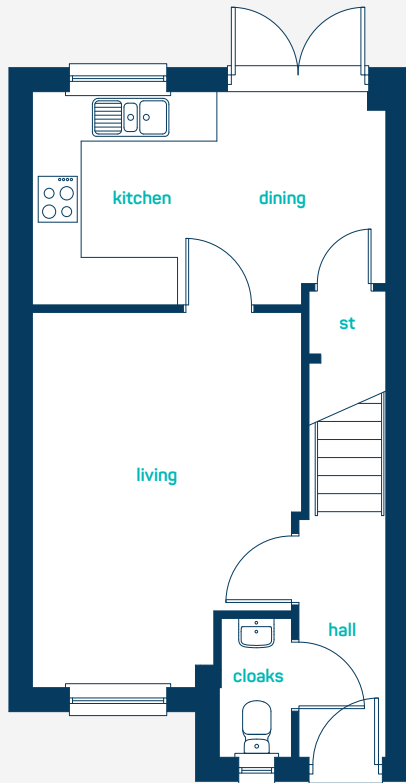
the burton

2 bed semi-detached/mid-mews

This *exquisite* two bedroom home is crafted with space in mind. Key features include an airy open-plan kitchen dining area, and en-suites off both double bedrooms.

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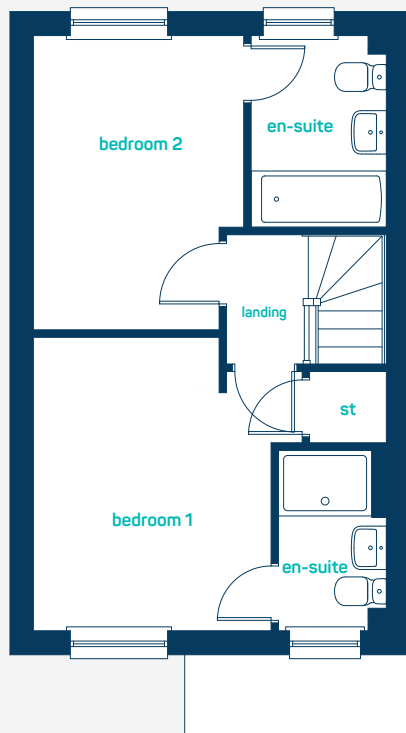




 *stylish*
starter home

ground floor

kitchen/dining	14'8" x 8'9"
living room	15'6" x 11'3"
cloaks	5'8" x 2'11"
kitchen/dining	4.48m x 2.67m
living room	4.72m x 3.42m
cloaks	1.73m x 0.90m



first floor

bedroom 1	12'1" x 9'11"
en-suite 1	7'5" x 4'6"
bedroom 2	12'2" x 8'9"
en-suite 2	7'11" x 5'7"
bedroom 1	3.69m x 3.02m
en-suite 1	2.26m x 1.36m
bedroom 2	3.70m x 2.67m
en-suite 2	2.40m x 1.71m



the burton
2 bed semi-detached/mid-mews

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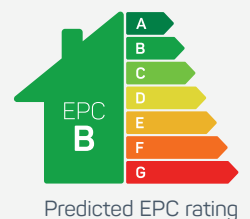


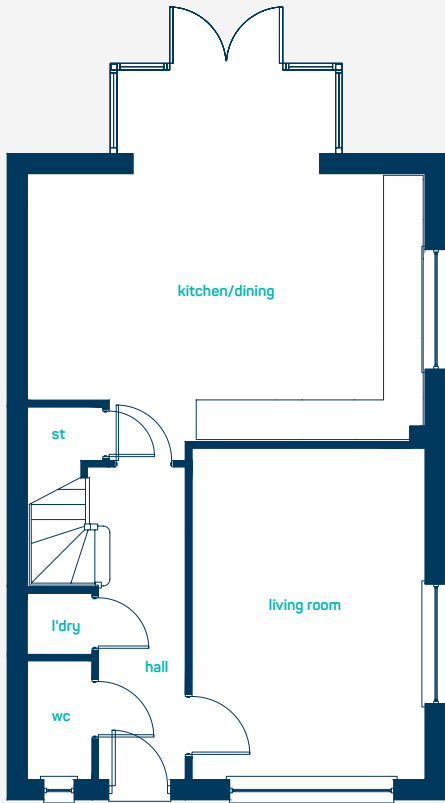
the farndon DA

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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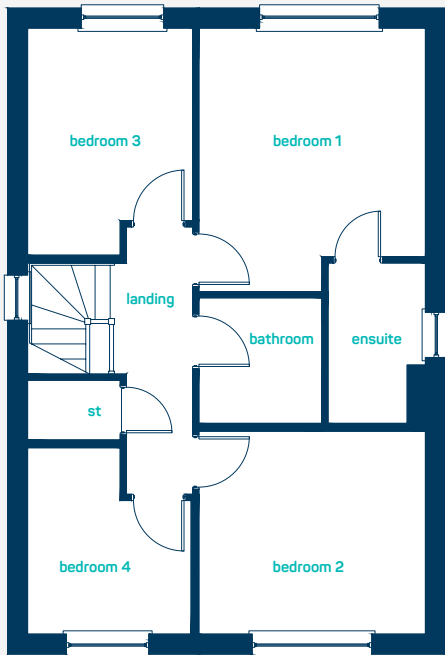


ideal for
spacious living

ground floor

kitchen/dining 19'7" x 13'2"
living room 16'4" x 11'5"
cloaks 5'10" x 3'2"

kitchen/dining 5.97m x 4.01m
living room 4.97m x 3.48m
cloaks 1.78m x 0.96m



first floor

bedroom 1 13' x 11'3"
en-suite 8' x 4'9"
bedroom 2 11'2" x 10'
bedroom 3 11'2" x 8'1"
bedroom 4 9'2" x 8'
bathroom 6'3" x 6'1"

bedroom 1 3.96m x 3.4m
en-suite 2.43m x 1.45m
bedroom 2 3.4m x 3.05m
bedroom 3 3.41m x 2.47m
bedroom 4 2.8m x 2.45m
bathroom 1.9m x 1.86m

the farndon DA
4 bed detached

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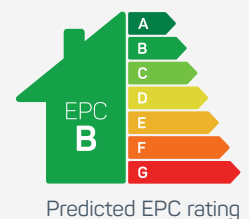


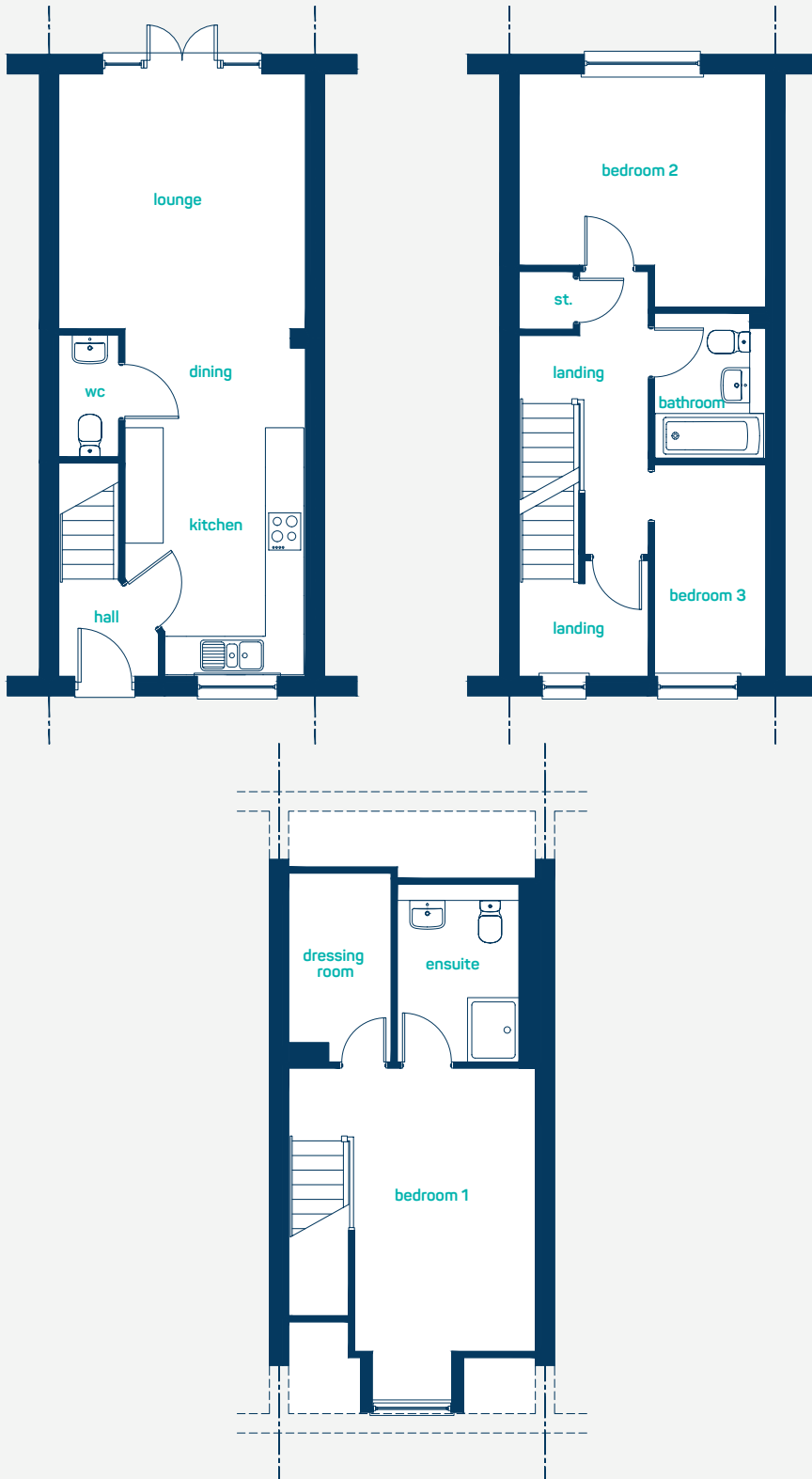
the snowdon

3 bed semi-detached

A 2.5 storey 3 bedroom semi-detached home. Key features include *open plan* kitchen, living and dining room with French doors to the rear, 3 bedrooms including master bedroom with en-suite, *dressing room* and separate family bathroom.

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modern
open plan living

ground floor

kitchen/
dining/living 30'9" x 12'6"
cloaks 6'3" x 3'0"

kitchen/
dining/living 9.37m x 3.80m
cloaks 1.90m x 0.91m

first floor

bedroom 2 12'6" x 11'10"
bedroom 3 10'9" x 5'7"
bathroom 7'5" x 5'7"

bedroom 2 3.80m x 3.61m
bedroom 3 3.28m x 1.71m
bathroom 2.27m x 1.71m

second floor

bedroom 1 (inc dorma) 17'0" x 12'6"
dressing room 9'8" x 5'2"
en-suite 9'1" x 6'3"

bedroom 1 (inc dorma) 5.18m x 3.80m
dressing room 2.94m x 1.58m
en-suite 2.77m x 1.90m

the snowdon
3 bed semi-detached

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everything considered.

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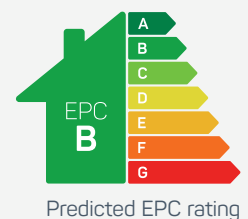


the cheltenham

4 bed detached

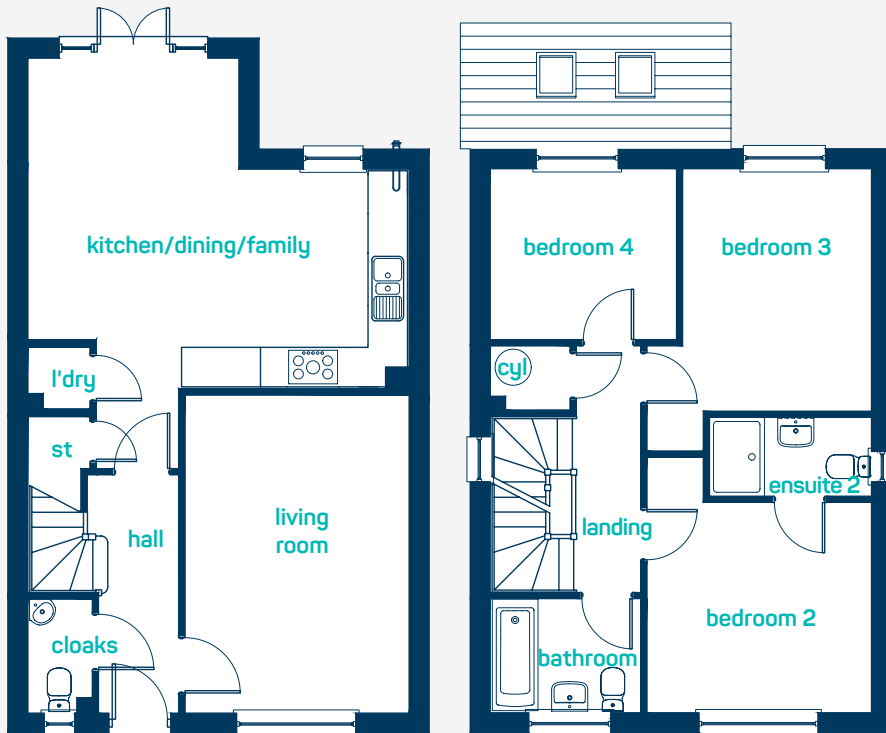
Spacious and thoughtfully designed accommodation over 3 floors. Ideal for growing families. Key features include an impressive master suite and shower room on the top floor offering the perfect place to unwind. A further en-suite shower room and family bathroom ensure that even busy times are a pleasure.

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ideal for
growing families

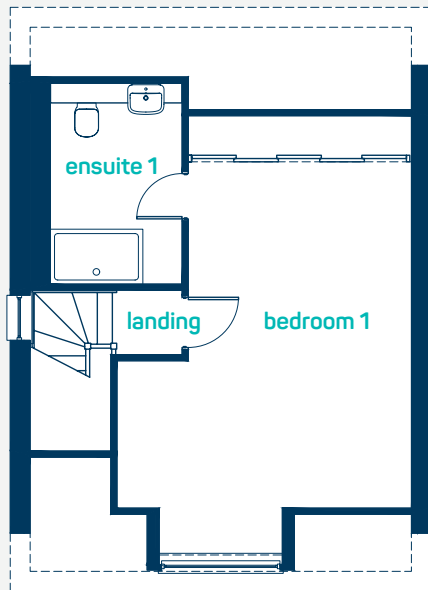


ground floor

kitchen/dining /family	18'10" x 16'4"
living room	15'9" x 11'0"
cloaks	5'7" x 3'2"
kitchen/dining /family	5.75m x 4.97m
living room	4.79m x 3.36m
cloaks	1.71m x 0.96m

first floor

bedroom 2	11'1" x 10'5"
en-suite 2	8' x 3'11"
bedroom 3	12' x 11'1"
bedroom 4	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 2	3.39m x 3.17m
en-suite 2	2.44m x 1.2m
bedroom 3	3.66m x 3.39m
bedroom 4	2.81m x 2.57m
bathroom	2.26m x 1.71m



second floor

bedroom 1	21'11" x 14'7"
en-suite 1	10' x 6'7"
bedroom 1	6.68m x 4.45m
en-suite 1	3.05m x 2m

the cheltenham
4 bed detached

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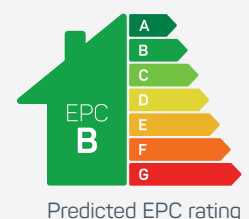


the orme

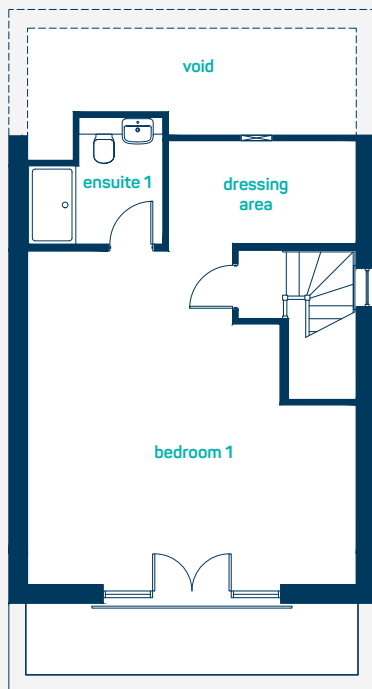
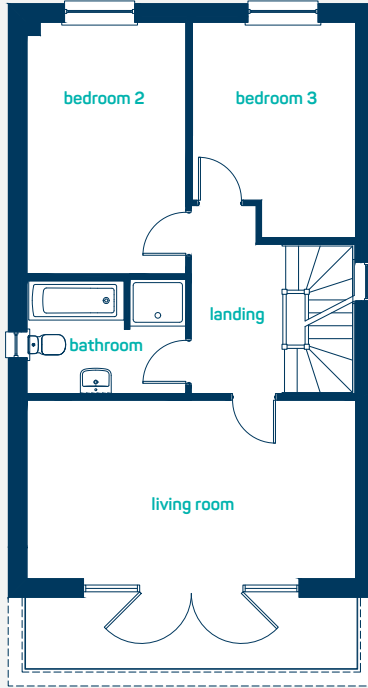
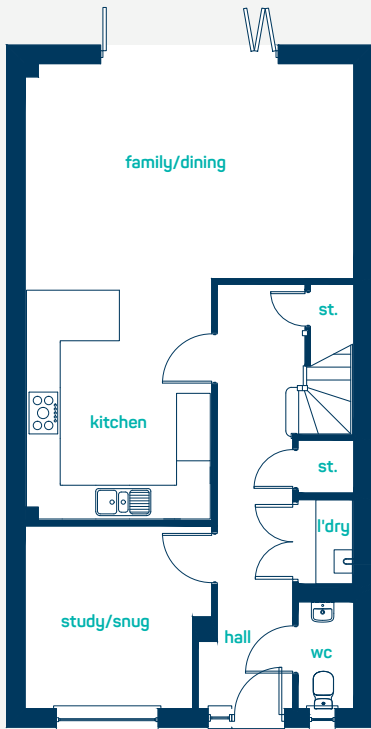
3 bed detached

A stunning 3 bedroom detached family home. Key features include kitchen dining and family room with *bi-fold doors* leading into the rear garden, a large living room with French doors leading onto a spacious balcony to the front and a master suite to the top floor with *dressing room* and *juliet balcony*.

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Predicted EPC rating



providing space for
the whole family

ground floor

family/dining 19'1" x 12'5"
kitchen 14'1" x 10'9"
study/snug 10'9" x 10'6"

family/dining 5.81m x 3.78m
kitchen 4.3m x 3.27m
study/snug 3.27m x 3.2m

first floor

living room 19' x 10'4"
bedroom 2 14'7" x 9'2"
bedroom 3 12'6" x 9'5"
bathroom 9'2" x 6'7"

living room 5.8m x 3.15m
bedroom 2 4.45m x 2.8m
bedroom 3 3.81m x 2.86m
bathroom 2.8m x 2.01m

second floor

bedroom 1 19'5" x 19'
dressing room 10'11" x 6'1"
en-suite 7'10" x 7'6"

bedroom 1 5.91m x 5.8m
dressing room 3.32m x 1.85m
en-suite 2.39m x 2.28m

the orme
3 bed detached

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everything considered.

got questions?
call 01492 703 025



email: parcbodafon@anwyl.co.uk
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