



Rydal View, Colwyn Bay

Specification & Development Layout

Rydal View

Signature development

Development Plan

House Types

-  The Banbury
2 bedroom
-  The Heatherington
4 bedroom
-  The Wentworth Lifestyle
3 bedroom
-  The Wentworth
4 bedroom
-  The Windsor
4 bedroom
-  The Wiltshire
4 bedroom
-  The Edinburgh
4 bedroom
-  The Grantham
4 bedroom

Variations

-  Render Variant
-  Affordable Housing
-  Discounted Market Value



Please note the images are intended for illustrative purposes only, and no information contained within this document will form any part of a contract.

Rydal View

Specification

Internal Features

- Internal walls painted white
- Internal white panelled doors with chrome effect door furniture
- White satin internal mouldings
- Staircase to be painted white
- Wiring for satellite TV (Sky compatible)
- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- USB socket (kitchen and master bedroom only)

Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door – GRP pre finished door in a solid colour externally and white internally
- Rear door – GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Driveways to be blocked paved
- Some shared drives and parking courts to be tarmac

Energy Saving Features

- Energy efficient gas central heating, zone controlled
- 100% Low energy light fittings throughout
- In-roof PV system installed as standard
- All homes are built Timber Frame construction for energy efficiency
- 400mm (min) thick roof insulation

Kitchen & Utility Features

- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted

Appliances

- 600mm Electrolux Induction hob to be included in all homes with the exception of The Windsor, Wiltshire, Edinburgh and Grantham*
- 800mm Electrolux 4 ring induction hob with 900mm extractor hood to be included in The Windsor, Wiltshire, Edinburgh and Grantham*
- Double oven to be included in all properties.
- Fridge freezer to be included in all 4 bedroom properties*
- *Excluding shared ownership & affordable properties

Bathroom, En Suite & Cloakroom

- White bathroom suite
- Shower to en-suite (where applicable)
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles (see working drawing)
- White heated towel rail fitted to bathroom & en-suite