

Castle |||| Green

Maes y Castell


Abermorddu, Flintshire

Specification and
Development Layout




Maes y Castell


Development Plan



Energy
Efficient
Builds



Integrated
PV Panels
Included




Easy
Move
Available

House Types

- The Banbury
2 bedroom
- The Burton
3 bedroom
- The Buxton
3 bedroom
- The Henley
3 bedroom
- The Oxford
3 bedroom
- The Stratford
3 bedroom
- The Beaumont
4 bedroom
- The Wentworth
4 bedroom
- The Windsor
3 bedroom

Variations

- RV Render Variant
- * Affordable Housing
- DMV 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.

Maes y Castell

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
- White electrical sockets and pendant light fittings
- USB socket (kitchen and master bedroom only)
- Data points in lounge for TV installation

Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door - GRP 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
- All 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 and Utility Features

- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted
- Glass back splash included

Appliances

- 600mm Electrolux Induction hob to be included in all homes
- Single oven to be included in all 3 bedroom properties
- Double oven to be included in all 4 bedroom properties
- Intergrated fridge freezer to be included in all 4 bedroom properties

Bathroom, En Suit and 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

Notes
