

AWEL Y TRAETH



LON DINAS, CRICCIETH

**DATBLYGIAD O BEDWAR
BUNGALOW CYFOES NEWYDD**



**A DEVELOPMENT OF FOUR
NEW CONTEMPORARY BUNGALOWS**



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AWEL Y TRAETH



Introduction

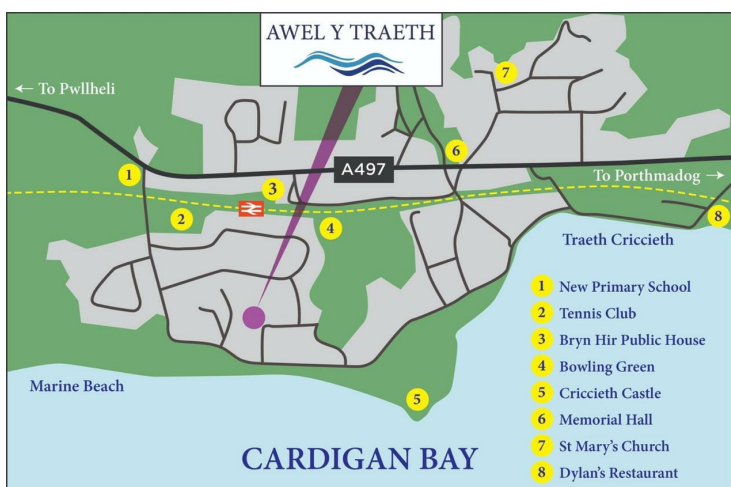
Awel y Traeth presents an almost unique opportunity, the chance to purchase the last remaining unit on a development of four new bungalows. Each property is individually designed to a contemporary style and layout, with an open plan lounge, dining and kitchen area.

Rhys Evans Cyf is an experienced local developer and contractor and the quality of the workmanship, here at Awel y Traeth, will be equal to other development schemes that he has recently completed in the area.

Criccieth

Criccieth is a historic town located on the picturesque southern coastline of Gwynedd; famed for its pristine, idyllic beaches, Castle and coastal walks.

Located close by is Eryri (Snowdonia National Park), with majestic views and innumerable walking trails and paths.



Criccieth has a vibrant High Street with two small supermarkets, a butcher, a bakery, a doctors surgery and a fuel station. Criccieth's brand new primary school is currently under construction and will be within easy walking distance of Awel y Traeth.

Both Porthmadog (5 miles) and Pwllheli (8 miles) have excellent and well managed golf courses, marinas, sports centres and shopping facilities, including supermarkets.

Location - LL52 0AX

Awel y Traeth lies at the junction of Lon Dinas and Queens Road which leads off Marine Terrace.

The development is self-contained and lies within an established and peaceful residential area lying close to both the beach (100m) and the town centre (800m).

Nearby are the town's playing and walking fields including a bowling green. The Criccieth Tennis Club is close by, with six well maintained tennis courts.



AWEL Y TRAETH



The Development

The development is a collection of four well specified homes, each individually designed to provide light and spacious accommodation including an open plan lounge, dining and kitchen.

Plot 4 will have three spacious double bedrooms, one with an en-suite. There is an additional family bathroom and a utility room.



The Specification

- Contemporary fitted kitchen with stone worktops & upstands and 'Neff' appliances
- High thermal efficiency, designed to energy saving specifications with gas boiler
- Underfloor heating throughout
- Generously sized hallway
- Painted walls, ceilings and skirting boards
- Brushed double stainless steel sockets throughout with USB charging points to each room
- Stainless steel door handles throughout
- Contemporary white sanitary ware with tiling to baths and showers
- Downlighters in the open plan lounge, kitchen and dining room together with the bathroom and en-suite shower room
- All external walls doors fitted with 5 level security locks
- Lawned gardens to the front and rear with slab paved patio
- 10 year NHBC structural warranty for peace of mind
- EPC & Outline Specification available on request

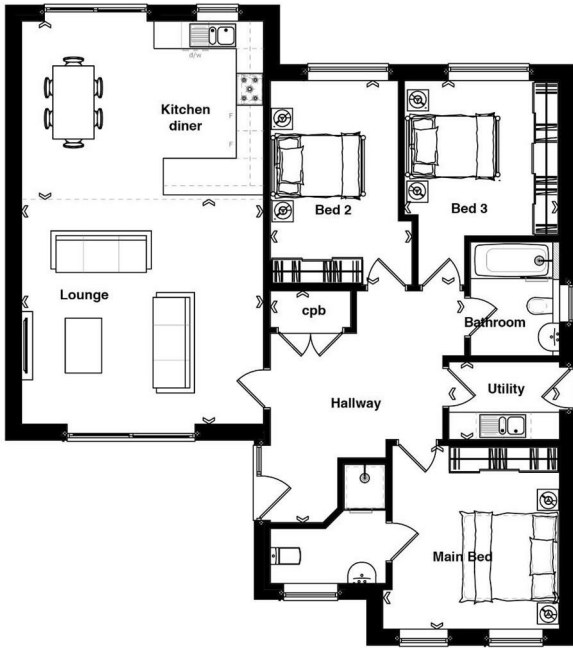


Timing

The development should be completed in January 2024.



Proposed Bungalow & Site Layout



Lounge	4.9 x 5.3 (16'0" x 17'4")
Kitchen	3.9 x 5.3 (12'9" x 17'4")
Hallway	5.1 x 3.75 (16'8" x 12'3")
Utility	1.7 x 2.425 (5'6" x 7'11")
Main Bedroom	3.875 x 4 (12'8" x 13'1")
En-Suite	2.53 x 2.615 (8'3" x 8'6")
Bedroom 2	3.4 x 4.47 (11'1" x 14'7")
Bedroom 3	3.1 x 4.47 (10'2" x 14'7")
Bathroom	1.95 x 2.5 (6'4" x 8'2")

Key Features

- Contemporary fitted kitchen, stone worktop & upstands and 'Neff' appliances
- High thermal efficiency to energy saving specification with a gas boiler

All of the plans are for layout guidance purposes only, not drawn to scale unless stated with position and sizes of the windows and door openings being approximate. The bed sizes indicated on the layout plan are of Superking (6ft x 6ft 6) in the main bedroom and King (5ft x 6ft 6) in the two other bedrooms. Whilst every care has been taken in the preparation of the plans, please check the dimensions and shapes before making any decisions reliant upon them. With the exception of the fitted kitchen units and appliances and the bathroom units, then all of the furniture, fixtures and fittings including cupboards as shown on the plans, or otherwise, will not be supplied or installed by the seller. Any items to be supplied and installed by the purchaser will be at its own cost and if any modifications or alterations are required to accommodate their installation and use, then these would be the responsibility of and at the cost of the purchaser.

The Developer - Rhys Evans Cyf

Rhys Evans Cyf is a local, well established and experienced contractor and housing developer. The company has been active for over ten years in the Criccieth, Porthmadog and surrounding areas.

Recently completed developments include Gerddi Madryn in Chwilog - a development of 15 houses and at Cae Eithin in Morfa Bychan - a development of five houses and five bungalows.



Gerddi Madryn, Chwilog



Cae Eithin, Morfa Bychan

Pricing

Offers in excess of £465,000 (four hundred and sixty five thousand pounds)