



PLOT 16

BRYN PARCIAU

CRICCIETH

LL52 0AZ

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3 YSTAFELL WELY
3 BEDROOMS

£445,000

Y Datblygiad

Mae Criccieth yn dref ddeniadol a hanesyddol. Mae'n sefyll ar arfordir deheuol Gwynedd sy'n enwog am ei draethau godidog a'i lwybrau cerdded arfordirol.

Datblygiad o 23 o gartrefi yw Bryn Parciau ac mae wedi'i leoli ar safle oddeutu 500 metr uwchlaw canol tref Criccieth. Mae Afon Cwrt yn llifo ar hyd ochr ddwyreiniol y datblygiad a thir fferm agored sydd tua'r gorllewin.

- Bydd y tai yn cyfleni angen am gartrefi newydd a modern gyda 16 ty i'w gwerthu ar y farchnad agored ynghyd 7 o dai fforddiadwy ar gyfer pobl leol.
- Mae'r cartrefi yn gyfuniad o dai 3 a 4 ystafell wely ac maent wedi'u cynllunio i'w hadeiladu i safon uchel gydag inswleiddio rhagorol, gwydro dwbl a gwres o dan y llawr.
- Bydd y ceginau yn cynnwys unedau ac offer Neff integredig.
- Ystafelloedd eang gyda ffenestri mawr a fydd yn rhoi goleuni gwych.
- Lle parcio i ddau gar a garej sylweddol ynghyd â gerddi lawnt yn y blaen a'r cefn.

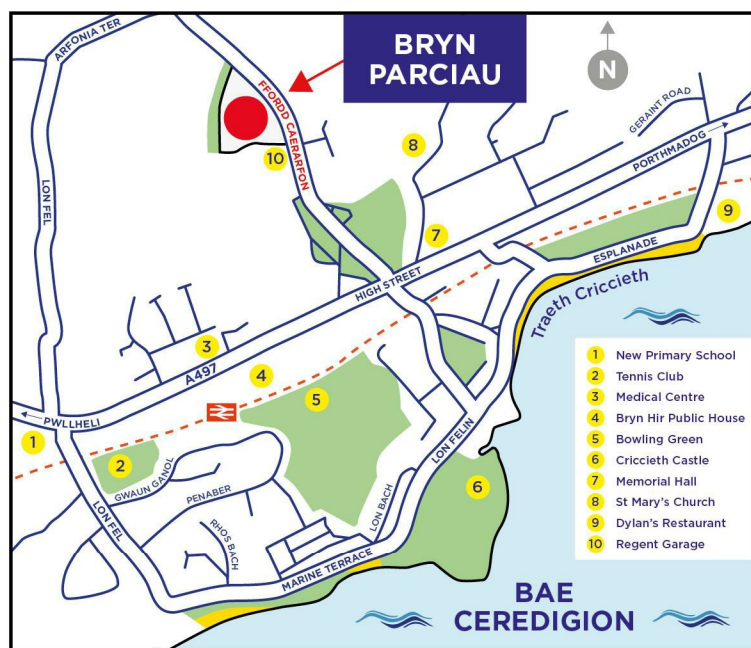


The Development

Criccieth is an attractive and historic town located on the picturesque southern coastline of Gwynedd famed for its pristine beaches and coastal walks.

Bryn Parciau is a development of 23 houses located on an elevated site lying about 500 metres from Criccieth town centre. Afon Cwrt runs along the eastern side of the development with open farmland to the west.

- The houses will provide much needed new and modern homes – 16 homes to be sold in the open market, together with seven houses which will be for local occupation and use.
- The homes will be a combination of three and four bedroom houses architecturally designed to be built to an excellent specification including high insulation levels, double glazing and underfloor heating.
- The kitchens will include integrated units and Neff appliances.
- All of the rooms are spacious, with large windows which will ensure an uplifting sense of lightness.
- Two car parking spaces and a well proportioned garage and with lawned gardens to the front and rear.
- Adjoining the western boundary of the site will be a landscaping zone planted with native grasses and trees.



Type C

Plot 16 - £445,000



GROUND FLOOR

Kitchen/Dining/Snug Overall

8.15m x 4.00m 26' 9" x 13' 1"

Utility Room & Storage

1.80m x 3.10m 6' 0" x 10' 2"

Living

4.0m x 5.2m 13' 2" x 17' 0"

FIRST FLOOR

Bedroom 1

3.90m x 4.40m 12' 9" x 14' 3"

En-suite & Wardrobe Area

4.80m x 2.10m 15' 2" x 6' 10"

Bedroom 2

4.14m x 4.50m 13' 7" x 14' 9"

Bedroom 3

3.60m x 4.00m 11' 10" x 13' 1"

Bathroom (Family)

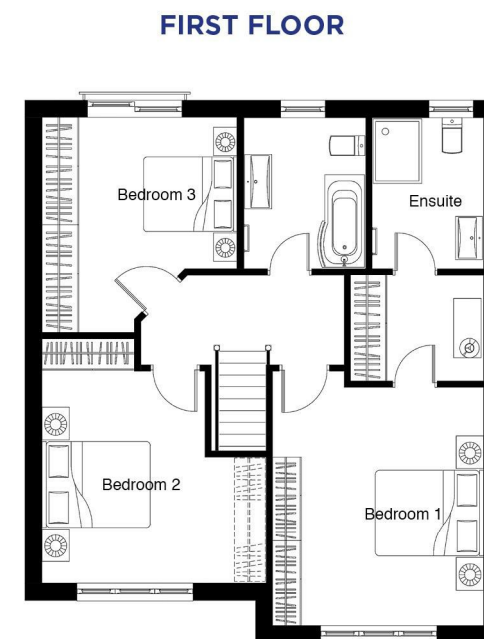
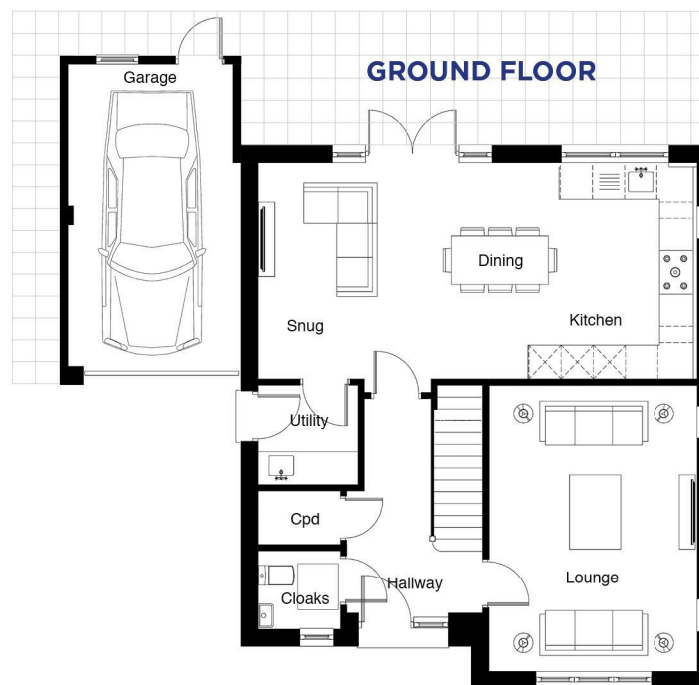
2.80m x 2.25m 9' 2" x 7' 4"

GARAGE

3.10m x 5.60m 10' 2" x 18' 4"

GROSS INTERNAL AREA

House	1,525 sq ft
Garage (Integral)	187 sq ft
Total	1,712 sq ft



Scheme Layout & Constuction Phasing

Phase 1 – March 2025 to June 2025

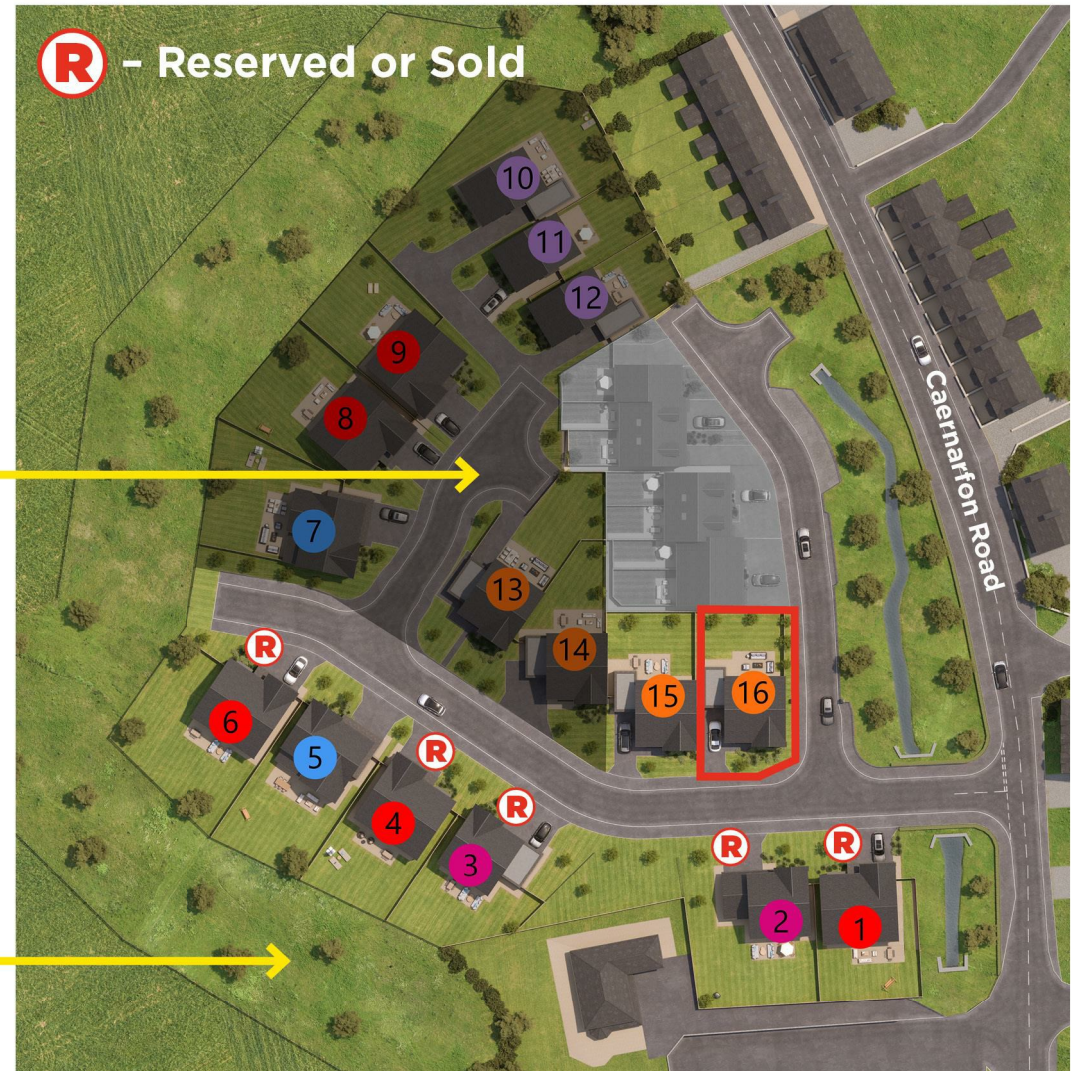
- **Type A – Four bedrooms**
 - Ⓡ Plot 1 – Sold
 - Ⓡ Plot 4 – Sold
 - Ⓡ Plot 6 – Reserved
- **Type B – Four bedrooms**
 - Plot 5 – Available
- **Type C – Three bedrooms**
 - Plot 15 – Available
 - Plot 16 – Available
- **Type C1 – Three bedrooms**
 - Ⓡ Plot 2 – Reserved
 - Ⓡ Plot 3 – Reserved

Phase 2 – September 2025 to December 2025

- **Type A – Four bedrooms**
 - Plot 8 – Not yet available
 - Plot 9 – Reserved
- **Type B – Four bedrooms**
 - Plot 7 – Not yet available
- **Type C – Three bedrooms**
 - Plot 13 – Not yet available
 - Plot 14 – Not yet available
- **Type D – Three bedrooms**
 - Plot 10 – Not yet available
 - Plot 11 – Not yet available
 - Plot 12 – Not yet available



Biodiversity landscaping zone



Specification

Kitchen

- Contemporary fitted kitchens with stone work surface and upstand
- Under wall unit LED lighting
- Undermounted stainless steel sink with brushed steel mixer tap
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Hidden extractor
 - Multifunction single oven
 - Combi oven microwave
 - Dishwasher

Heating and Hot Water

- Underfloor heating throughout ground floor
- Radiators to first floor
- Efficient boiler

Bathroom/en-suite

- Contemporary white sanitary ware
- Chrome mixer tap
- Wall mounted chrome thermostatic shower head to cubicle
- Adjustable height shower mixer fitted above bath
- Ceramic wall tiling around bath & shower
- Fitted bathroom mirror above sink
- Floor mounted WC with soft close toilet seat, concealed cistern and dual flush plate
- Low level shower tray
- Chrome heated towel rail

Utility

- Plumbing and space for washing machine
- Sink (where indicated on floor plan)



Electrical Fittings

- USB point to living space and bedrooms
- White low profile sockets and switches
- Brushed sockets and switches above worktop to kitchen
- Shaver socket to bathroom and en-suite
- Mixture of LED lighting and pendants

Security

- Sprinkler system installed to Welsh legislation and building regulation standards
- Multi-point locking doors that meet Secure by Design standards
- Smoke and heat detectors

External Finishes

- Lawn front and rear gardens
- Slabs to pathways and patios
- Electric garage doors, power and light
- External double socket and water tap
- External light to front and rear of property

Peace of Mind

- 10 year NHBC warranty

Predicted EPC Rating

- Energy efficient EPC B rating



These details are intended to give a general indication of the development and do not form part of any contract. Rhys Evans Cyf reserves the right to alter any part of the development, specification or floor layout at any time. Plots may be handed, dimensions are maximum and approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Rhys Evans Cyf accept the liability whatsoever for any misrepresentation made either in these details or orally. The furniture is shown for indicative purposes only.

Rhys Evans Cyf – Datblygiadau Blaenorol

Mae Rhys Evans Cyf yn adeiladwr a datblygwr tai profiadol. Mae'r cwmni wedi bod yn geithredu am dros bymtheng mlynedd yng Nghriccieth, Porthmadog a'r cylch.



Cae Eithin, Morfa Bychan
A development of 10 homes completed in August 2018



Gerddi Madryn, Chwillog
A development of 15 houses completed in June 2022

Rhys Evans Cyf – Previous Developments

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

 **RHYS
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