

Treflys House Type

3 Bedrooms – 1,712 sqft House

Plot 16 – £445,000

Plot 15 – Available

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)

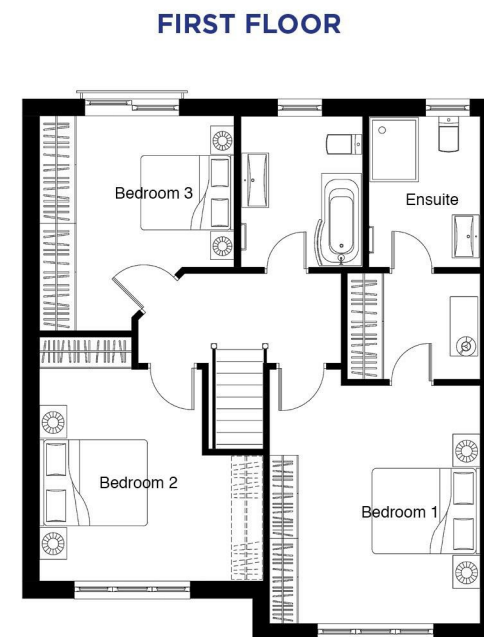
2.80m x 2.25m 9' 2" x 7' 4"

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



Plot 16 – Bryn Parciau



Eisteddfa – Plots 1, 4, 6, 8 & 9
4 Bedrooms – 2,175 sqft House



Ednyfed – Plots 5 & 7
4 Bedrooms – 1,935 sqft House



Treflys – Plots 2, 3, 13, 14, 15 & 16
3 Bedrooms – 1,712 sqft House



Ynysgain – Plots 10, 11 & 12
3 Bedrooms – 1,425 sqft House

Expected House Completion Dates

Phase 1 — July 2025

Plot 1 – Sold
Plot 2 – Reserved
Plot 3 – Sold
Plot 4 – Sold
Plot 5 – Reserved
Plot 6 – Sold

Plot 15 – Available

Plot 16 – Available

Phase 2 — February 2026

Plot 7 – Available
Plot 8 – Available
Plot 9 – Reserved

Phase 3 — May 2026

Phase 4 — May 2026

Tai Fforddwiadau – Affordable
Plots 17 – 23



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)



Plots 15 and 16 frontages shown above

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.

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