



PLOT 5

BRYN PARCIAU

CRICCIETH

LL52 0AZ

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4 YSTAFELL WELY
4 BEDROOMS

£645,000

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 ar safle oddeutu 500 metr uwchlaw canol tref Criccieth.

- Mae'r cartrefi yn gyfuniad o dai 3 a 4 ystafell wely eang a moethus.
- Maent wedi'u cynllunio a'i hadeiladu i safon uchel.
- Inswleiddio rhagorol, gwydro dwbl a gwres o dan y llawr.
- Ystafelloedd eang gyda ffenestri mawr a fydd yn rhoi goleuni gwych.
- Bydd y ceginau yn cynnwys unedau ac offer Neff integredig.
- Lle parcio i ddau gar a garej sylweddol ynghyd â gerddi lawnt yn y blaen a'r cefn.
- Gwarant 10 mlynedd gan NHBC.

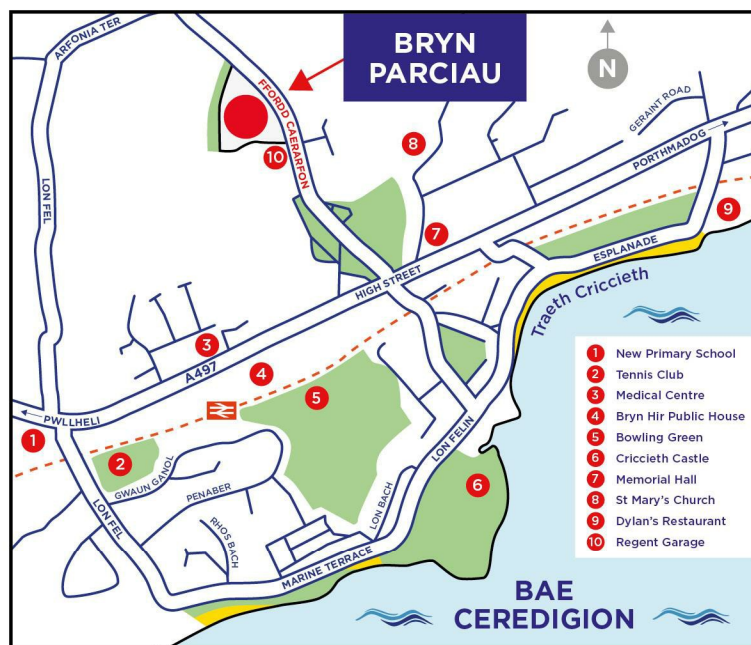


The Development

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.

- The homes are a combination of three and four bedroom unusually spacious houses.
- Architecturally designed to be built to an excellent specification.
- High insulation levels, double glazing and underfloor heating.
- All of the rooms are spacious, with large windows which will ensure an uplifting sense of lightness.
- The kitchens will include integrated units and Neff appliances.
- Two car parking spaces and a well proportioned garage and with lawned gardens to the front and rear.
- Ten year NHBC warranty for peace of mind.



Ednyfed

Plot 5 - £645,000

Plot 7 - Not yet available

GROUND FLOOR

Kitchen/Dining/Snug Overall

4.20m x 10.65m 13' 9" x 35' 0"

Living

5.30m x 4.35m 17' 5" x 14' 3"

FIRST FLOOR

Bedroom 1

5.30m x 4.00m 17' 4" x 13' 1"

En-suite

2.80m x 2.20m 9' 1" x 7' 4"

Bedroom 2

3.67m x 3.55m 12' 1" x 11' 8"

Bedroom 3

4.20m x 3.62m 13' 9" x 11'10"

Bedroom 4

2.75m x 3.85m 9' 0" x 12' 8"

Bathroom (Family)

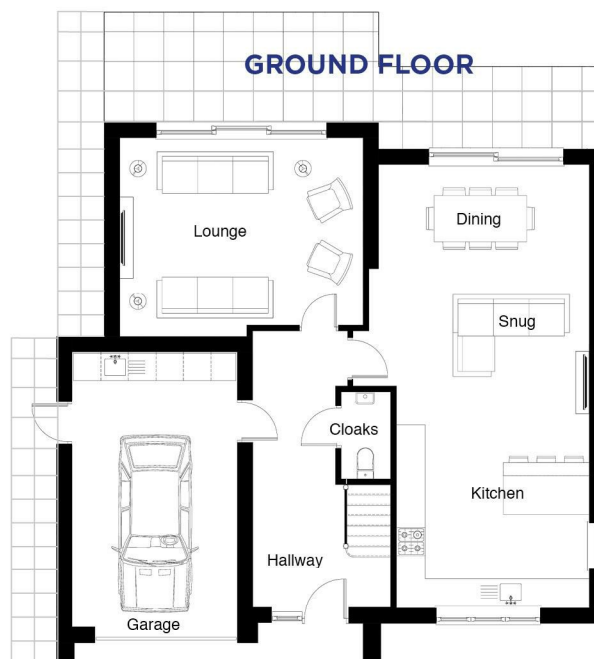
3.02m x 2.51m 9' 10" x 8' 3"

GARAGE

3.60m x 6.20m 11' 10" x 20' 3"

GROSS INTERNAL AREA

House	1,830 sq ft
Garage (Integral)	180 sq ft
Total	<u>2,010 sq ft</u>



Plot 5 - 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

Phase 1 — July 2025

Plot 1 - Sold
Plot 2 - Reserved
Plot 3 - Sold
Plot 4 - Sold
Plot 5 - Available
Plot 6 - Sold
Plot 15 - Available
Plot 16 - Available

Phase 2 — February 2026

Plot 7 - Reserved
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 and floor tiling
- Fitted bathroom mirror above sink
- Floor mounted WC with soft close toilet seat 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 down lights 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

- Lawned 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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