



Y Bluen Goch





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Yr ardal

Saif Y Bluen Goch ar odre bryniau Eryri, yn gefndir syfrdanol. Yn swatio mewn cefn gwlad gwyrddlas, gyda golygfeydd uchel o'r môr, dyma'r math o leoliad y mae prynwyr fel arfer yn breuddwydio amdano.

Mae'r cynllun o gartrefi a bythynnod moethus yn elwa o fod yn agos at dref hanesyddol Conwy, harddwch garw Eryri a detholiad o deithiau cerdded syfrdanol.

Mae'r môr, yr awyr a byw yn yr awyr agored i gyd yn cyfuno i greu cartrefi sy'n newid bywydau.



The Area

Y Bluen Goch sits in the foothills of Snowdonia's mountains edge, a stunning backdrop. Nestled in lush countryside, with elevated sea views, it is the kind of location buyers usually only dream about.

The scheme of luxury homes and cottages benefit from close proximity to the historic town of Conwy, the rugged beauty of Snowdonia and a selection of breath-taking walks.

Sea, sky and outdoor living all combine to create life-changing homes.

Lleoliad a Theithio

Saif Y Bluen Goch yn berffaith ym mhentref arfordirol Dwygyfylchi ar y arfordir trawiadol Gogledd Cymru.

Mae'r A55 yn rhoi mynediad hawdd i Gaer, Manceinion a thu hwnt, a yn darparu llwybr perffaith i archwilio arfordir a mynyddoedd Gogledd Cymru ac Ynys Môn.

Gyda gwasanaethau trên rheolaidd, uniongyrchol o Gyffordd Llandudno mae mynediad gwych ar hyd yr arfordir fel yn ogystal â Chaer, Manceinion a Llundain.





Location & Travel

Y Bluen Goch is perfectly situated in the coastal village of Dwygyfylchi on the stunning North Wales coast.

The A55 gives easy access for Chester, Manchester and beyond, and provides a perfect route to explore the coast and mountains of North Wales and Anglesey.

With regular, direct train services from Llandudno Junction there is great access along the coast as well as to Chester, Manchester and London.

Hamdden

Mae Y Bluen Goch yn lleoliad arfordirol syfrdanol gyda golygfeydd tuag at Ynys Môn, Ynys Seiriol a y Gogarth.

Mae Parc Cenedlaethol eithriadol Eryri (Eryri) ychydig bellter i ffwrdd, gyda ei ystodau, dyffrynnoedd a chymysgedd o harddwch naturiol a gwneud. Traethau dilychwin Mon yw o fewn awr i'r ardal gyfan ac mae'n berffaith ar gyfer y rhai sy'n frwd dros yr awyr agored

gyda llwybrau beicio, golff cyrsiau, llwybrau troed sy'n ddelfrydol ar gyfer rhedwyr a cherddwyr fel ei gilydd ac ystod lawn o chwaraeon dŵr.

I'r rhai sy'n chwilio am gyflymder haws, mae bwyty Signatures sydd wedi ennill gwobrau â seren Michelin, Venue Cymru gydag ystod lawn o sioeau a chyngherddau a chyfleusterau siopa a hamdden Colwyn Bae a Llandudno.





Leisure

Y Bluen Goch is a stunning coastal location with views towards Anglesey, Puffin Island and the Great Orme.

The outstanding Eryri (snowdonia) National Park is just a short distance away, with it's ranges, valleys and mix of Natural and man made beauty. The unspoilt beaches of Anglesey are within an hour of the whole

area and is perfect for the outdoor enthusiast with cycling routes, golf courses, footpaths ideal for runners and walkers alike and a full range of watersports.

For those looking for an easier pace there's award winning Michelin starred Signatures restaurant, Venue Cymru with a full range of shows and concerts and shopping and leisure facilities of Colwyn Bay and Llandudno.





Y Cynllun

Gan osod ffiniau newydd gyda'i ddyluniad eiconig ac wedi'i leoli yn un o'r lleoliadau glannau panoramig, mwyaf trawiadol ar Aber Afon Conwy, mae Y Bluen Goch yn ddatblygiad unigryw, nodedig.

Yn cael eu cydnabod am eu dyluniadau cyfoes unigol a syfrdanol. Mae pob eiddo yn elwa o ofod amwynder preifat a rennir gyda golygfeydd allan i'r môr neu dros y mynyddoedd.

Wedi'i ddylunio a'i orffen gyda sylw rhagorol i fanylion, mae'r cartref arfordirol chwaethus hwn yn cynnig llety byw cynllun agored gyda'r holl gynhwysion ar gyfer y prif breswylfa neu gartref gwyliau perffaith.





The Scheme

Setting new boundaries with its iconic design and located in one of the most spectacular, panoramic waterfront locations on the Conwy Estuary, Y Bluen Goch is an exclusive, landmark development.

Recognised for their individual and breath-taking contemporary designs. All properties benefit from both private and shared amenity space with views out to sea or over the mountains.

Designed and finished with excellent attention to detail, this stylish coastal home offers open-plan living accommodation with all the ingredients for the perfect main residence or holiday home.

Y Safle

Bydd Y Bluen Goch yn gosod safonau newydd mewn bywyd moethus gyda chasgliad syfrdanol o tai mewn parcdir/dolydd dymunol.

Pentref o fewn pentref gyda bywyd gwyllt llewyrchus ynddo y dolydd, coetiroedd a lleoliadau afonydd i gyd yn agos at amwynderau lleol.

Gorffen i'r gyda'r safonau uchaf, bydd Y Bluen Goch yn darparu popeth sydd ei angen arnoch i fwynhau bywyd modern mewn a gosodiad delfrydol.

The Site

Y Bluen Goch will set new standards in luxury living with a stunning collection of houses in a desirable parkland/ meadow setting.

A village within a village with flourishing wildlife in the meadows, woodland and river settings all in close proximity to local amenities.

Finished to the highest of standards, Y Bluen Goch will provide everything you need to enjoy modern living in an idyllic setting.















Tai Ar Werth

PLOT 1	Tŷ senl 3 gwely	The Beech
PLOT 2	Tŷ senl 3 gwely	The Beech
PLOT 3	Tŷ pâr 3 gwely	The Ash
PLOT 4	Tŷ pâr 3 gwely	The Ash
PLOT 5	Tŷ senl 3 gwely	The Beech
PLOT 6	Tŷ senl 4 gwely	The Oak
PLOT 7	Tŷ senl 4 gwely	The Oak
PLOT 8	Tŷ senl 4 gwely	The Oak
PLOT 9	Tŷ senl 4 gwely	The Oak
PLOT 10	Tŷ pâr 3 gwely	The Ash
PLOT 11	Tŷ pâr 3 gwely	The Ash
PLOT 12	Tŷ senl 3 gwely	The Beech

Houses For Sale

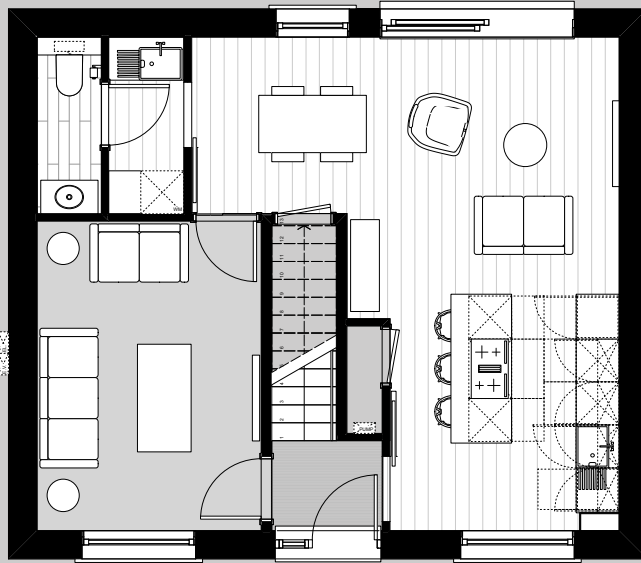
PLOT 1	3 bed detached	The Beech
PLOT 2	3 bed detached	The Beech
PLOT 3	3 bed semi detached	The Ash
PLOT 4	3 bed semi detached	The Ash
PLOT 5	3 bed detached	The Beech
PLOT 6	4 bed detached	The Oak
PLOT 7	4 bed detached	The Oak
PLOT 8	4 bed detached	The Oak
PLOT 9	4 bed detached	The Oak
PLOT 10	3 bed semi detached	The Ash
PLOT 11	3 bed semi detached	The Ash
PLOT 12	3 bed detached	The Beech

PLOT 13	Tŷ sengl 3 gwely	The Beech
PLOT 14	Tŷ sengl 3 gwely	The Beech
PLOT 15	Tŷ pêr 3 gwely	The Ash
PLOT 16	Tŷ pêr 3 gwely	The Ash
PLOT 17	Tŷ pêr 3 gwely*	The Ash
PLOT 18	Tŷ pêr 3 gwely*	Wedi'i gadw
PLOT 19	Trosiad 2 wely	The Holly
PLOT 20	Trosiad 3 gwely	The Blossom
PLOT 21	Trosiad 3 gwely	The Maple
PLOT 22	Trosiad 2 wely*	The Willow
PLOT 23	Tŷ sengl 3 gwely	The Beech
PLOT 24	Tŷ sengl 3 gwely	The Beech

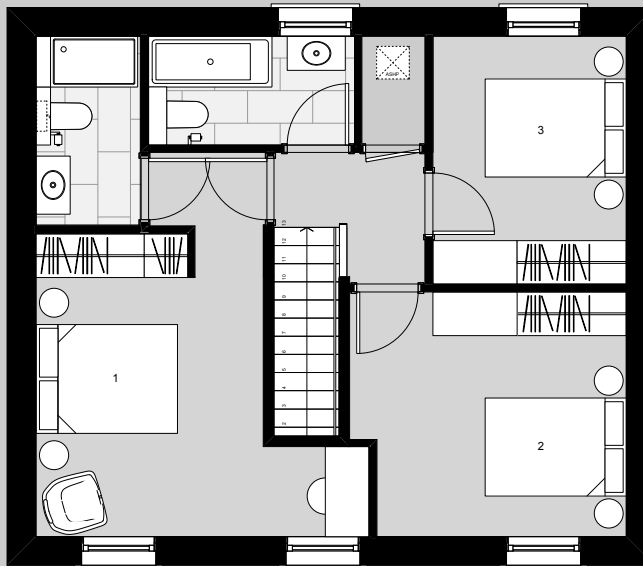
* LLEINIAU AR GAEL O DAN GYNLLUN TAI TEG

PLOT 13	3 bed detached	The Beech
PLOT 14	3 bed detached	The Beech
PLOT 15	3 bed semi detached	The Ash
PLOT 16	3 bed semi detached	The Ash
PLOT 17	3 bed semi detached*	The Ash
PLOT 18	3 bed semi detached*	Reserved
PLOT 19	2 bed mews	The Holly
PLOT 20	3 bed mews	The Blossom
PLOT 21	3 bed mews	The Maple
PLOT 22	2 bed mews*	The Willow
PLOT 23	3 bed detached	The Beech
PLOT 24	3 bed detached	The Beech

* PLOTS AVAILABLE UNDER TAI TEG SCHEME



GROUND FLOOR

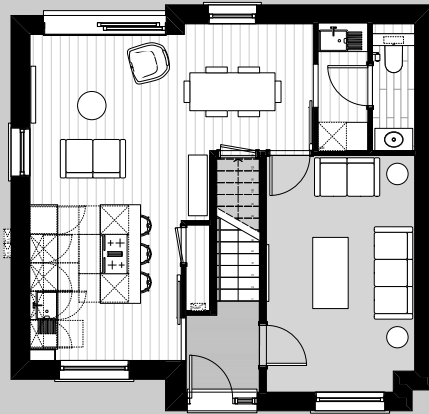


FIRST FLOOR

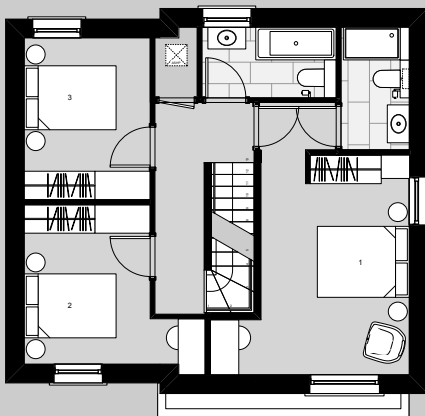
The Beech 3 Bed Detached

A fantastic 3-bedroom property that benefits from an open plan living, kitchen and dining space, plus a separate lounge on the ground floor which gives the property an excellent flow.

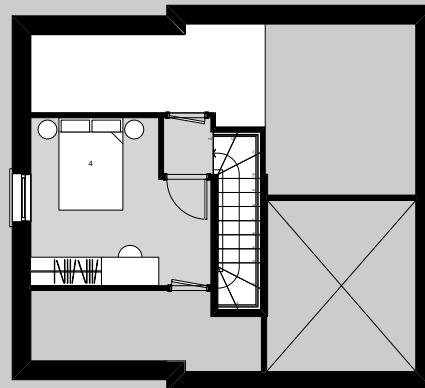
KITCHEN/DINING	5.92 × 6.94m	39 sq m
SITTING ROOM	3.16 × 4.38m	13.8 sq m
HALL	1.55 × 1.30m	2.1 sq m
UTILITY ROOM	1.05 × 2.47m	2.6 sq m
DOWNSTAIRS TOILET	0.90 × 2.47m	2.2 sq m
BEDROOM 1	5.34 × 4.60m	24.6 sq m
ENSUITE BATHROOM	1.45 × 2.60m	3.8 sq m
BEDROOM 2	3.75 × 3.42m	12.8 sq m
BEDROOM 3	3.39 × 2.58m	8.8 sq m
UPSTAIRS BATHROOM	2.95 × 1.50m	4.4 sq m
LANDING/STORE	2.09 × 1.82m	4.9 sq m



GROUND FLOOR



FIRST FLOOR

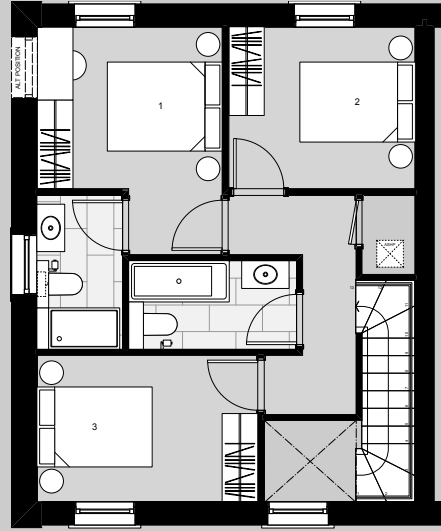
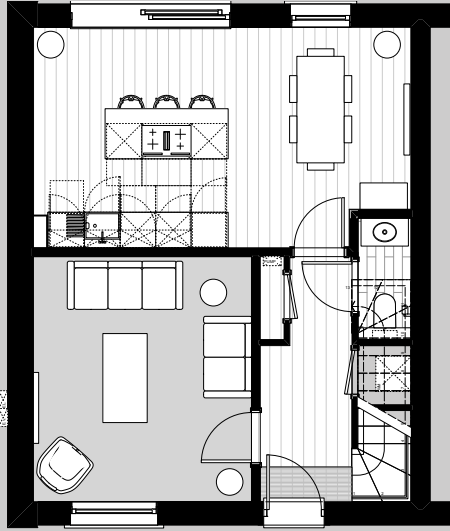


SECOND FLOOR

The Oak 4 Bed Detached

A true family forever home that allows for open plan living on the ground floor and space above for any family to grow.

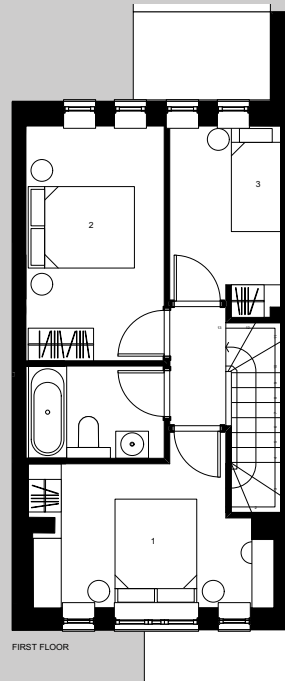
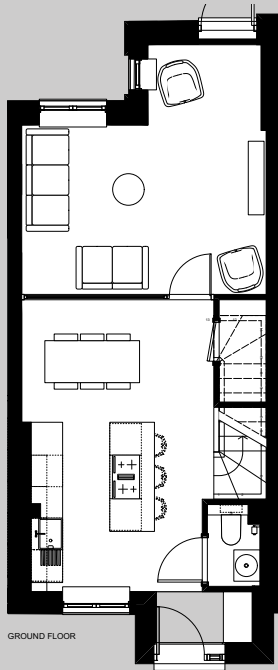
HALL	1.55 × 1.90m	2.9 sq m
KITCHEN/DINING/LIVING	5.92 × 6.94m	41.1 sq m
UTILITY	1.05 × 2.47m	2.6 sq m
DOWNSTAIRS TOILET	0.90 × 2.47m	2.2 sq m
SITTING ROOM	3.16 × 5.00m	15.8 sq m
CLOAKROOM	1.50 × 0.52m	0.8 sq m
LANDING	2.09 × 1.82m	3.8 sq m
STORE	0.78 × 1.50m	1.2 sq m
ENSUITE BATHROOM	1.45 × 2.60m	3.8 sq m
BEDROOM 1	5.50 × 4.60m	25.3 sq m
BEDROOM 2	3.75 × 3.42m	12.8 sq m
BEDROOM 3	3.39 × 2.58m	8.8 sq m
BATHROOM	2.95 × 1.50m	4.4 sq m
LANDING	1.05 × 1.20m	1.3 sq m
BEDROOM 4	3.80 × 3.55m	13.5 sq m



The Ash 3 Bed Semi-Detached

Modelled on a quaint cottage, this internal layout is both plentiful and flexible. Upstairs benefits from two double bedrooms and a third bedroom, which would make a perfect home office.

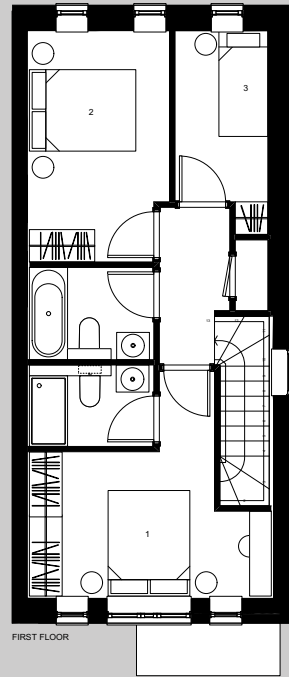
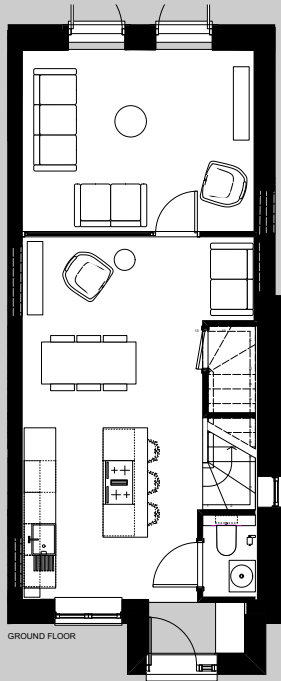
KITCHEN/DINING	6.37 × 3.72m	23.7 sq m
SITTING ROOM	3.68 × 4.14m	15.2 sq m
HALL	1.55 × 4.15m	6.4 sq m
DOWNSTAIRS TOILET	0.90 × 2.05m	1.9 sq m
CLOAKROOM	1.40 × 0.40m	0.6 sq m
BEDROOM 1	3.84 × 3.12m	12 sq m
ENSUITE BATHROOM	1.45 × 2.60m	3.8 sq m
BEDROOM 2	3.15 × 2.73m	8.6 sq m
BEDROOM 3	3.73 × 2.47m	9.2 sq m
UPSTAIRS BATHROOM	2.83 × 1.50m	4.3 sq m
LANDING	2.16 × 3.70m	8 sq m



The Maple 3 Bed Mews

Built within the existing property on the development. these homes have bespoke layouts, which are thoughtfully designed to be sympathetic to the existing building, but with modern living in mind.

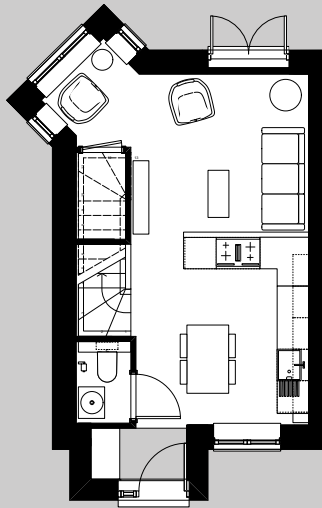
KITCHEN/DINING/LOUNGE	4.59 × 10.23m	46.9 sq m
HALL	1.82 × 0.96m	1.8 sq m
DOWNSTAIRS TOILET	1.55 × 1.00m	1.6 sq m
LANDING	2.20 × 1.00m	2.2 sq m
BEDROOM 1	4.41 × 3.25m	14.3 sq m
BEDROOM 2	4.34 × 2.49m	10.8 sq m
BEDROOM 3	3.54 × 2.13m	7.5 sq m
BATHROOM	1.70 × 2.50m	4.3 sq m



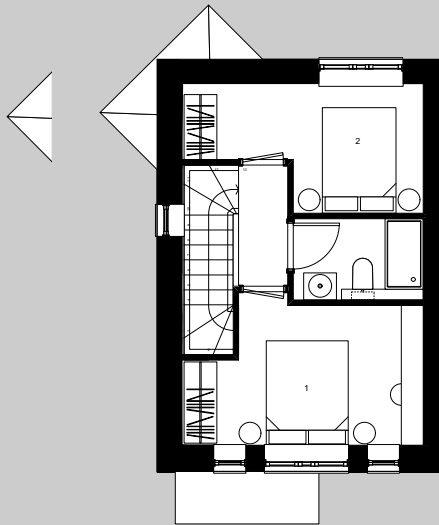
The Blossom 3 Bed Mews

Built within the existing property on the development. these homes have bespoke layouts, which are thoughtfully designed to be sympathetic to the existing building, but with modern living in mind.

KITCHEN/DINING/LOUNGE	4.40 × 10.52m	46.3 sq m
HALL	1.82 × 0.96m	1.8 sq m
DOWNSTAIRS TOILET	1.55 × 1.00m	1.6 sq m
LANDING	2.90 × 1.29m	3.7 sq m
BEDROOM 1	4.43 × 4.16m	18.3 sq m
ENSUITE BATHROOM	1.50 × 2.28m	3.4 sq m
BEDROOM 2	4.27 × 2.57m	11 sq m
STUDY/BEDROOM 3	3.76 × 1.70m	6.4 sq m
STORE	1.30 × 0.60m	0.8 sq m



GROUND FLOOR

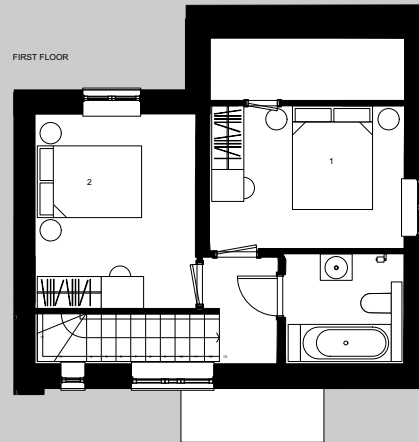
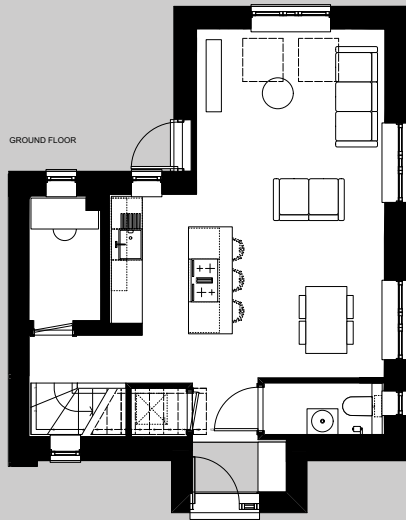


FIRST FLOOR

The Willow 2 Bed Mews

Built within the existing property on the development. these homes have bespoke layouts, which are thoughtfully designed to be sympathetic to the existing building, but with modern living in mind.

KITCHEN/DINING/LOUNGE	4.38 × 6.63m	23 sq m
HALL	1.82 × 0.96m	1.8 sq m
DOWNSTAIRS TOILET	1.55 × 1.00m	1.6 sq m
LANDING	2.23 × 0.90m	2 sq m
BEDROOM 1	4.38 × 3.55m	15.6 sq m
BEDROOM 2	4.38 × 2.40m	10.5 sq m
BATHROOM	1.50 × 2.40m	3.6 sq m



The Holly 2 Bed Mews

Built within the existing property on the development. these homes have bespoke layouts, which are thoughtfully designed to be sympathetic to the existing building, but with modern living in mind.

KITCHEN/DINING/LOUNGE	6.74 × 5.26m	35.5 sq m
HALL	1.82 × 0.96m	1.8 sq m
DOWNSTAIRS TOILET	2.30 × 1.00m	2.3 sq m
STUDY	2.38 × 1.31m	3.1 sq m
LANDING	2.00 × 1.35m	2.7 sq m
BEDROOM 1	3.55 × 2.68m	9.5 sq m
BEDROOM 2	3.62 × 2.91m	10.5 sq m
BATHROOM	2.12 × 2.00m	4.2 sq m
STORE	3.55 × 1.17m	4.1 sq m

Manyleb

Goleuadau ac Trydan

- Goleuadau LED i lawr yn y Gegin a'r Ystafelloedd Ymolchi
- Goleuadau LED pendant i'r ystafelloedd gwely a'r manau byw
- Switsys a socedi wedi'u lleoli'n dda trwy'r tŷ gyda socedi USB wedi'u paru â lliw yn y gegin
- Canfod mwg wedi'i gysylltu â'r prif gyflenwad
- Gwresogi wedi'i alluogi gan Wi-Fi ac yn cael ei reoli'n thermostataidd
- Goleuadau nodwedd allanol i'r drws blaen a'r drysau llithro cefn
- Pwyntiau gwefru ceir trydan i bob safle

Cegin

- Ceginau arddull 'shaker' traddodiadol mewn amrywiaeth o liwiau gyda silffoedd agored nodwedd mewn gorffeniad derw
- Dewis o handlenni ar gael mewn amrywiaeth o arddulliau a gorffeniadau
- Gwead carreg 'Quartz' mewn marmor Calcutta
- Sinc dur di-staen wedi'i osod o dan gyda thap cymysgu mono bloc dylunydd
- Goleuadau LED ynni isel o dan yr unedau wal

Offer Integredig

- Ffwrn Sengl Aml-Swyddogaethol HAIER gyda gallu Air Fryer – Sgôr Ynni A++
- Hob Gwefru Induction Integredig CATA gyda chwythwr
- Peiriant golchi llestri integredig llawn
- Rhewgell gwely integredig llawn o uchder llawn 70/30 di-rhew
- Plymio a Thrydan ar gyfer golchwr/sychwr
- Mae gan yr holl offer gwarant gwneuthurwyr o 2 – 5 mlynedd

Specification

Lights & Electrical

- LED Downlights in Kitchen & Bathrooms
- LED Pendants lights to bedrooms & living spaces
- Well positioned switches and sockets throughout with colour matched USB sockets in the kitchen
- Mains-fed smoke detector
- Wi-Fi enabled & thermostatically controlled heating
- External feature lighting to front door and sliding rear doors
- Electric car charging points to all plots

Kitchen

- Traditional shaker style kitchens in a range of colours with feature open shelving in an oak finish

- A range of handles available in both style and finish
- Quartz worktop in a Calcutta marble
- Under mounted stainless-steel sink and designer mono block mixer tap
- Low energy LED lighting under wall units

Integrated Appliances

- HAIER Multi-Function Single Oven with Air Fryer capability – A++ Energy Rating
- CATA Integrated extractor Induction Hob
- Fully integrated dishwasher
- Full height integrated larder 70/30 frost free fridge freezer
- Plumbing & Electric for washer/dryer
- All appliances come with

2 – 5 years manufacturers guarantee

Exterior Construction/ Shared Areas

- Traditional construction with upgraded thermal insulation
- Dry Cast Stone cills
- A combination of block paved and stone driveways
- Architectural designed landscaped areas across the development
- Set within a 2-acre plot with almost an acre of resident's meadow for all owners to use and enjoy
- Each property benefits from secure private garden spaces
- Feature stone patios
- A mixture of attractive metal and timber fencing to plot boundaries

Adeiladwaith Allanol/

Ardaloedd Cyffredin

- Adeiladwaith traddodiadol gyda insiwleiddio thermol uwchraddol
- Siliau carreg sych
- Cyfuniad o lwybrau bloc a phaved carreg
- Ardaloedd wedi'u tirlunio wedi'u dylunio'n bensaernïol ar draws y datblygiad
- Wedi'i osod o fewn safle 2 erw gyda bron i erw o rhostir preswylwyr i'r holl berchnogion ei ddefnyddio a'i fwynhau
- Mae gan bob eiddo fannau gardd preifat diogel
- Patios carreg nodwedd
- Cymysgedd o ffensys metel ac pren deniadol i ffiniau safleoedd

Ystafelloedd Ymolchi

- Bath gyda chawod aml-swyddogaethol uwchben i'r ystafelloedd ymolchi/prif ystafell deulu gyda rheolaeth bath wedi'i osod ar y wal ar gyfer llenwi'r bath
- W/C Cuddiedig llawr cerameg RAK Ceramics gyda sedd tenau, meddal ac agos
- Plât fflysio rheoli deuol cyfatebol
- Cawod cerdded i mewn gyda chabanau gwydr modern a thrays cawod proffil isel
- Offer brasio Crosswater mewn gorffeniad du mat
- Rheilen tywel wedi'i gynhesu
- Soced shafiau wedi'i osod yn y wal i'r prif ystafell ymolchi
- Uned bren mesur o dderw Halifax gyda chynhalyddion tyweli

Llawr/Waliau

- Amrywiaeth o Deils Dylunydd i'r holl ystafelloedd ymolchi a'r tŷ bach i lawr y grisiau
- Carpedi Cormar i'r neuaddau, grisiau, ystafelloedd gwely, ystafelloedd storio gyda dewisiadau lliw amrywiol ar gael
- Teils Lluxury Vinyl Karndean i'r gegin gynllun agored a'r neuadd mewn amrywiaeth o orffeniadau
- Gorffeniad plastr a phaentio yn Dulux Gwyn Oren

Bathrooms

- Bath with multi-function shower over to main/family bathrooms with wall mounted bath control for bath filler
- Stylish RAK Ceramics floor mounted concealed cistern W/C with slim, soft close seat
- Matching dual control flush plate
- Walk in shower with Modern glass enclosures and low-profile shower trays
- Crosswater brassware in matt black finish
- Heated towel rail
- Flush fit shaver socket to main bathroom
- Halifax oak vanity unit with towel hangers.

Floors/Walls

- A range of Designer tiling to all bathrooms and downstairs WC
- Cormar Carpets to upstairs halls, stairs, bedrooms, lounge, stores with various colour options available
- Karndean Luxury Vinyl Tiling to open plan kitchen & Hallway in a range of finishes
- Plaster finished and painted in Dulux Off White

Stairs

- Timber construction and painted white.
- Oak vaneer handrail

Doors/Windows

- Front Doors with single sidelight in Irish Oak Finish.
- Chrome finished letter plate and furniture
- A rated triple glazed Black VEKA UPVC windows & Doors
- A rated triple glazed VEKA sliding doors to rear garden allowing properties to take in the stunning views
- Cottage style doors throughout with in keeping door handles and hinges in a choice of finishes
- Painted Window boards

Grisiau

- Adeiladwaith pren a phaentio'n wyn.
- Rheilen llaw faner dderw

Drysau/Ffenestri

- Drysau Blaen gyda ochr-olau sengl yn orffeniad Derw Gwyddelig
- Plât llythyr a chabinet wedi'i orffen mewn crôm
- Ffenestri a Drysau UPVC Du VEKA tri-haen wedi'u graddio'n A
- Drysau llithro VEKA tri-haen wedi'u graddio'n A i ardd gefn sy'n caniatáu i'r eiddo fwynhau'r golygfeydd godidog
- Drysau arddull Bwthyn trwy'r eiddo gyda handlenni a cholfachau addas mewn dewis o orffeniadau
- Byrddau ffenestr wedi'u paentio

AV, Ffôn a Data

- Pwyntiau Sky Q parod i'r Lolfa a'r Ystafell Wely Feistr
- Rhyngrwyd ffibr ultra gyflym yn uniongyrchol i mewn i'r eiddo. Pwyntiau data i'r lolfa a'r storfa dan y grisiau
- Pwyntiau Aerial TV i'r lolfa, y gegin/ardal fyw agored a'r ystafell wely feistr

Diogelwch

- Drysau Blaen cydymffurfiol PAS 24 gyda gorffeniad Derw Gwyddelig.
- Cloeon ffenestri
- Mae pob eiddo wedi'i ddiogelu gan system taenellau integredig
- Larwm lladron ar gael
- Gwylwyr drysau i'r drws blaen

Adeilad Newydd

- Technoleg Pwmp Gwres Aer ynni-effeithlon ac yn y dyfodol
- Rheiddiaduron trydan wedi'u galluogi gan Wi-Fi ac wedi'u rheoli gan app
- Technoleg adfer gwres ac awyru mecanyddol trwy'r holl ystafelloedd
- Paneli solar yn cynhyrchu ynni i bob safle

Trosi

- Boeleri cyfuno nwy
- Rheiddiaduron gwlyb traddodiadol
- Rheolaeth thermostatig

AV, Telephone & Data

- Sky Q ready points to Lounge & Master Bedroom
- Ultra fast fibre internet directly into the property. Data points to lounge & under stairs store
- TV Aerials points lounge, open plan kitchen / living space and master bedroom

Security

- PAS 24 compliant Front Doors with an Irish Oak finish.
- Windows locks
- Each property is protected by an integrated sprinkler system
- Intruder alarms available
- Door viewers to front door

New Build

- Energy efficient and future proof Air Source Heat Pump technology
- Wi-Fi enabled and app controlled electric radiators
- Mechanical ventilation and heat recovery technology throughout all rooms
- Energy generating solar panels to all plots

Conversion

- Gas combi boilers
- Traditional wet radiators
- Thermostatic controlled





Gwerthiant Syml

Rydyn ni gyda chi bob cam o'r broses werthu. O nodi'r plot rydych chi am symud i mewn, bydd ein tîm yno i'ch helpu chi ac egluro beth sydd angen digwydd nesaf.

I gadw llain bydd ein gwerthwr tai yn gofyn i chi lenwi ffurflen archebu, talu ffi o £1,000 a phenodi cyfreithiwr. Ar ôl hynny rydym yn cyfnewid contractau o fewn 28 diwrnod a byddwch yn talu'r blaendal cyfnewid (10% o bris yr eiddo).

O'r fan honno, gallwn weithio gyda chi ar y cyffyrddiadau a'r gorffeniadau personol yr hoffech eu cael yn eich eiddo, gan sicrhau eich bod yn cael tŷ sy'n gweddu'n berffaith i'ch ffordd o fyw.

Byddwn yn eich diweddarau'n rheolaidd ar gynnydd yr adeiladu a byddwn yn eich gwahodd i ymweliad snagio cyn-cwblhau, fel y gallwch fod yn sicr bod yr eiddo wedi'i adeiladu i safon ansawdd.

Rydyn ni'n rhoi rhybudd 10 diwrnod i'w gwblhau ac yna mae'n ddiwrnod cwblhau ac rydyn ni'n trosglwyddo allweddi, yn eich cyfarch ar ddiwrnod symud i mewn i'ch tywys o amgylch yr eiddo.

O'r fan honno, dim ond galwad ffôn sydd i ffwrdd os oes angen, mwynhewch eich cartref newydd!

Simple Sales

We are with you every step of the sales process. From identifying the plot you want to moving in, our team will be there to help you and explain what needs to happen next.

To reserve a plot our estate agent will ask you to fill in a reservation form, pay a £1,000 fee and appoint a solicitor. After that we exchange contracts within 28 days and you pay the exchange deposit (10% of the property price).

From there we can work with you on the personalised touches and finishes you would like in your property, ensuring you get a house that fits your lifestyle perfectly.

We'll update you regularly on the build progress and we'll invite you to a pre-completion snagging visit, so you can be assured that the property has been built to a quality standard.

We issue a 10-day notice to complete and then it's completion day and we hand over keys, greeting you on move in day to give you a tour of the property.

From there, we're only ever a phonecall away if needed, enjoy your new home!

Effeithlonrwydd Ynni

Fel pob un o'n prosiectau, bydd eiddo Y Bluen Goch yn cael eu hinswleiddio i safon uchel iawn (gydag EPC o B o leiaf), gan sicrhau biliau ynni is i'r holl breswylwyr.

Yn seiliedig ar ymchwil a gyhoeddwyd yn genedlaethol, gallai cartrefi newydd fod dros 60% yn fwy effeithlon na chartrefi tebyg yn Oes Fictoria, gan arwain at filiau ynni sydd bron i hanner yr eiddo hŷn.

Bydd ein heiddo yn lleihau allyriadau carbon ac yn lleihau eich gwariant misol ar filiau, mae pawb ar eu hennill.





Energy Efficiency

Like all our projects, the Y Bluen Goch properties will be insulated to a very high standard (with an EPC of at least B), ensuring reduced energy bills for all residents.

Based on research published nationally, new homes could be over 60% more efficient than similar Victorian equivalents, leading to energy bills that are nearly half that of older properties.

Our properties will lower carbon emissions and lower your monthly expenditure on bills, everyone wins.



Heddwch o Meddwl

Rydyn ni'n gweithio'n galed i'ch gwneud chi'n gyfforddus trwy gydol y broses brynu a thu hwnt.

Bydd eiddo Y Bluen Goch yn dod â gwarant adeiladu 10 mlynedd (a fydd yn cynnwys gwarant 10 mlynedd ar yr holl ffenestri to a ffenestri to).

Rydym yn cynnwys gwarant 5 mlynedd ar wres canolog nwy, gwarantau'r holl weithgynhyrchwyr ar offer a chyfnod diffyg adeiladu o 2 flynedd ar ein tai.

Rydym am i chi deimlo'n gyfforddus ac yn hyderus yn eich cartref.

Peace of Mind

We work hard to put you at ease throughout the purchase process and beyond.

Y Bluen Goch properties will come with a 10 year building guarantee (which will include a 10 year guarantee on all roof windows and roof lights).

We include a 5 year guarantee on gas central heating, all manufacturers guarantees on appliances and a 2 year building defect period on our houses.

We want you to feel comfortable and confident in your home.



YR ADEILADWYR

Amdanom ni

Mae Hall & Co yn fusnes teuluol sydd wedi bod yn adeiladu cartrefi ers bron i 25 mlynedd.

Mae pob cartref rydyn ni'n ei adeiladu, pob gofod rydyn ni'n ei ddatblygu, yn cael ei drin fel ein un ni. Credwn y bydd y dull hwn yn sicrhau dyfodol disglair i ni, ein partneriaid ac i bawb sy'n byw yn un o'n heiddo.

EIN DECHRAU

Ym 1998 fe wnaethom gynnal ein prosiect cyntaf yn Ynys Môn.



THE BUILDERS

About Us

Hall & Co is a family business that has been building homes for nearly 25 years.

Each home we build, each space we develop, is treated like our very own. We believe this approach will ensure a bright future for us, our partners and for everyone that lives in one of our properties.

OUR START

In 1998 we undertook our first project in Anglesey.

CAMAU NESAF

Oddi yno dilynodd
prosiectau eraill cyn i ni
symud i gynlluniau mwy.

STOCKPORT

Symudasom ymhellach i'r
ddinas, gan fod yn rhan
o adfywiad Stockport.

PROFOLK

Fe wnaethon ni hyd yn oed
agor man cydweithio ar lawr
gwaelod banc y gwnaethon
ni ei drawsnewid yn fflatiau.

CHESHIRE

Tyfodd y cwmni mewn
sawl ffordd wrth ddatblygu
lle rydym yn byw. Fe
wnaethom ffynnu.



NEXT STEPS

From there other projects followed before we moved to bigger schemes.

STOCKPORT

We moved further in to the city, being part of Stockport's regeneration.

PROFOLK

We even opened a coworking space on the ground floor of a bank we converted into apartments.

CESHIRE

Developing where we live grew the company in many ways. We thrived.



TEULU YN GYNTAF

Ond mae bob amser
yn ymwneud â theulu,
rydym yn credu bod ein
gofal a'n hymroddiad yn
ein gosod ar wahân.

YMA AC YN AWR

Mae gan Hall & Co safleoedd
gweithredol ledled Swydd
Gaer, gan ddod â'n
breuddwydion yn fyw.

Y DYFODOL

Edrych yn llachar! Byddwn
yn parhau i ddatblygu
cynlluniau arloesol mewn
lleoedd yr ydym yn eu caru.



FAMILY FIRST

But it's always about family,
we believe our care and
dedication sets us apart.

HERE & NOW

Hall & Co have active sites
across Cheshire, bringing
our dreams to life.

THE FUTURE

Looks bright! We'll continue
to develop innovative
schemes in places we love.







H HALL & CO
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