



3 BEDROOM SEMI-DETACHED / TERRACED (PLOT SPECIFIC)

The Vyrnwy



Note: Image for illustrative purposes only. Shown here as a semi-detached.

This hugely popular three-bedroom home is perfect for those looking to upsize, designed with your family's comfort and convenience in mind.

GROUND FLOOR

- Well-designed, spacious kitchen.
- Separate cloakroom.
- Bright, open-plan living and dining area.
- French doors leading to the rear garden.
- Sizeable understairs storage cupboard.

FIRST FLOOR

- Bedrooms 1 and 2 are spacious.
- A landing leading to the main bathroom.
- Useful storage cupboards.
- Bedroom 1 is fitted with a sliding wardrobe.
- Bedroom 3 is perfect as a study or single bedroom.

The image above shows The Vyrnwy house type as a semi-detached. The Vyrnwy will also be constructed alongside The Trefonen and The Sutton house types.

Phase 1 - Plots 14, 16, 18, 20, 21, 23 - 28, 32 - 36, 39, 43, 44 & 57

Phase 2 - Plots 92, 96, 97 & 112 - 119 | Phase 3 - Plots 66 - 68, 70, 72, 75 - 78, 85, 87 & 89

Sq. ft 753

Please note: Materials used vary on each home. Please ask the Sales Consultant for specific details.

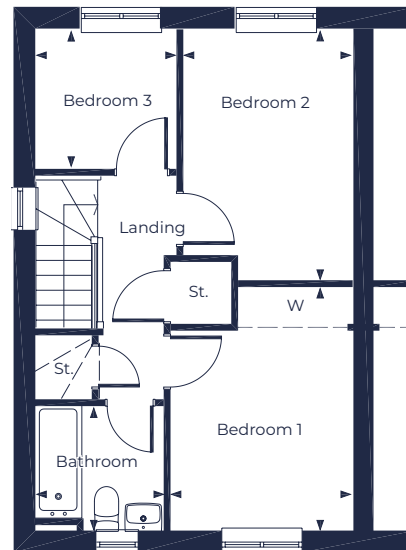
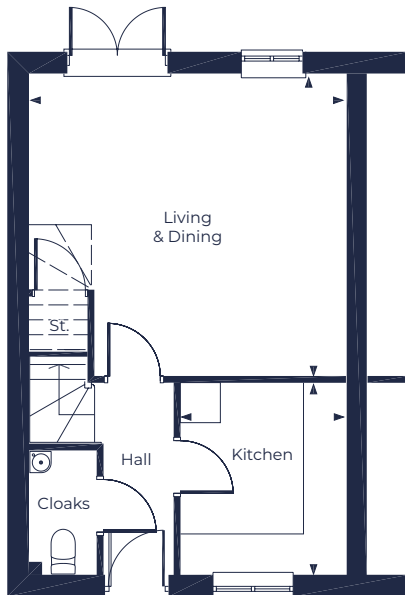




FLOOR PLAN

The Vyrnwy

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GROUND FLOOR

Living & Dining

4.66m x 4.45m (15'4" x 14' 7")

Kitchen

2.40m x 2.82m (7'11" x 9'3")

FIRST FLOOR

Bedroom 1

2.66m x 3.59m (8'9" x 11'9")

Bedroom 2

2.46m x 3.68m (8'1" x 12'1")

Bedroom 3

2.06m x 2.02m (6'9" x 6'7")

Bathroom

1.87m x 1.81m (6'1" x 5'11")

KEY St. = Store | W = Wardrobe | CC = Hot Water Cylinder Cupboard

Please Note: Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This information sheet outlines the plans, specifications and layout for the development at the time of printing. The information has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for precise measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained on this information sheet, they should be raised through your solicitor or conveyor.