

Castle |||| Green

# Rydal View

Colwyn Bay, Conwy

Specification and  
Development Layout





# Rydal View

## The Paddocks

### Development Plan

#### House Types

-  The Banbury  
2 bedroom
-  The Heatherington  
4 bedroom
-  The Wentworth Lifestyle  
3 bedroom
-  The Wentworth  
4 bedroom
-  The Windsor  
3 bedroom
-  The Wiltshire  
4 bedroom
-  The Edinburgh  
4 bedroom
-  The Ashbourne  
4 bedroom
-  The Grantham  
4 bedroom

#### Variations

-  Render Variant
-  Affordable Housing
-  Discount Market Value



Energy  
Efficient  
Builds



Easy  
Move  
Available



Integrated  
PV Panels  
Included



Part  
Exchange  
Available

The development layout is indicative only, showing the intended layout and expected tenure mix at the time of publication. The location of affordable homes, landscaping, and other features may change. Open market properties may be sold to a variety of purchasers.

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## SPECIFICATION

### Internal Features

- Internal walls painted white
- Internal white panelled doors with chrome effect door furniture
- White satin internal mouldings
- Staircase to be painted white with oak handrail
- Wiring for satellite TV (Sky compatible)
- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- USB socket (kitchen and master bedroom only)
- Quartz worktops and flooring throughout to be included in The Grantham only\*

### Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door - GRP pre finished door in a solid colour externally and white internally
- Rear door - GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Rear garden to be turfed in The Grantham only\*
- All shared drives and parking courts to be tarmac
- Driveways to be blocked paved

### Energy Saving Features

- Energy efficient gas central heating, zone controlled
- 100% Low energy light fittings throughout
- In-roof PV system installed as standard
- All homes are built Timber Frame construction for energy efficiency
- 400mm (min) thick roof insulation

### Kitchen and Utility Features

- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted

### Appliances

- 600mm Electrolux Induction hob to be included in all homes with the exception of The Windsor, Wiltshire, Edinburgh and Grantham\*
- 800mm Electrolux 4 ring induction hob with 900mm extractor hood to be included in The Windsor, Wiltshire, Edinburgh and Grantham\*
- Double oven to be included in all properties.
- Fridge freezer to be included in all 4 bedroom properties\*
- \*Excluding shared ownership & affordable properties

### Bathroom, En-suite and Cloakroom

- White bathroom suite
- Shower to en-suite (where applicable)
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles (see working drawing)
- White heated towel rail fitted to bathroom & en-suite

### Notes

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