

ANWYL
thoughtful homes

welcome to
Tyddyn Bach
Llaingoch



01407 761 870

everything considered.

when it comes to new homes, we think of *everything*.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice *really matters*.

At Anwyl Homes, we know what it's like. We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

Anwyl homes. Everything considered.

*the opportunity to
make your home
your own*

got
questions?
call...
**03300
244 944**



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the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

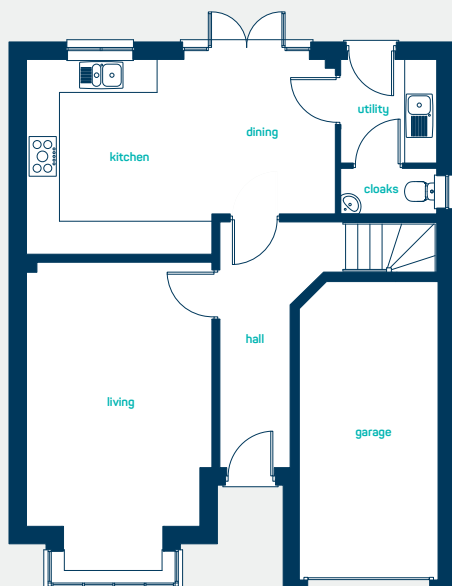
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questions?

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www.anwylhomes.co.uk

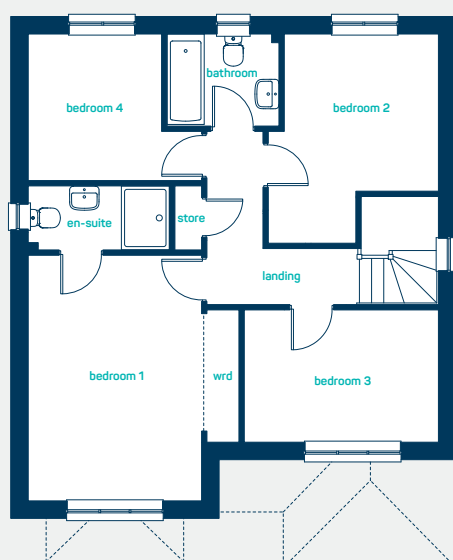
everything considered.



ground floor

kitchen/dining	19'0" x 12'0"
utility	6'3" x 5'11"
living room* (inc bay)	19'0" x 11' 5"
cloaks	5'11" x 2'11"

kitchen/dining	5.79m x 3.65m
utility	1.90m x 1.80m
living room* (inc bay)	5.79m x 3.48m
cloaks	1.80m x 0.90m



first floor

bedroom 1	14'11" x 13'0"
en-suite	8'8" x 3'11"
bedroom 2	12'5" x 10'6"
bedroom 3	11'11" x 8'2"
bedroom 4	10'8" x 9'3"
bathroom	6'11" x 5'8"

bedroom 1	4.54m x 3.95m
en-suite	2.65m x 1.20m
bedroom 2	3.77m x 3.19m
bedroom 3	3.64m x 2.48m
bedroom 4	3.25m x 2.81m
bathroom	2.10m x 1.73m

the ascot

4 bed detached with garage

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This is a computer generated image of the ascot, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
09/05/2019

get in
touch...
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everything considered.

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the brettton

3 bed semi detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

got
questions?

call...

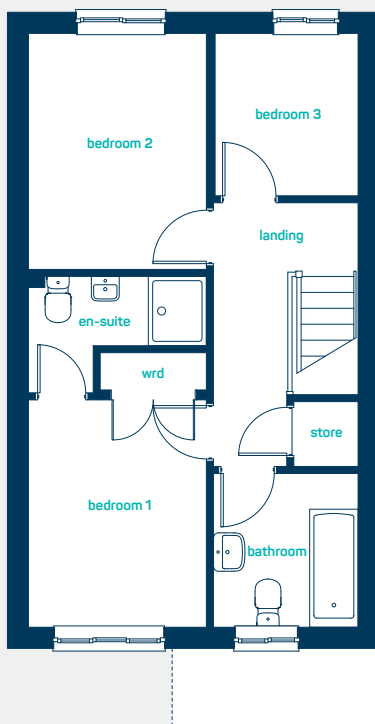
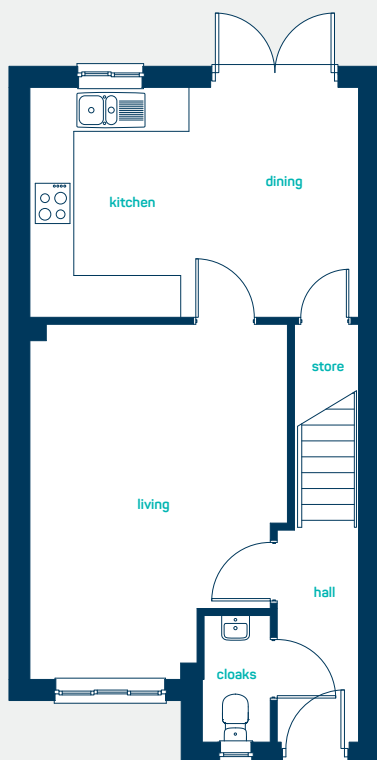
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everything considered.



ideal for
first time buyers



ground floor

kitchen/dining 15'4" x 10'9"
living room 16'8" x 12'0"
cloaks 5'11" x 3'1"

kitchen/dining 4.67m x 3.28m
living room 5.08m x 3.66m
cloaks 1.79m x 0.95m

first floor

bedroom 1 12'10" x 8'4"
en-suite 8'4" x 5'6"
bedroom 2 11'0" x 8'4"
bedroom 3 7'7" x 6'8"
bathroom 7'2" x 6'8"

bedroom 1 3.91m x 2.53m
en-suite 2.53m x 1.67m
bedroom 2 3.35m x 2.53m
bedroom 3 2.30m x 2.04m
bathroom 2.18m x 2.02m

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the bretton

3 bed semi detached

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27/10/2020

everything considered.

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the caernarfon

4 bed detached with double garage

A large family home. Key features include high ceilings, a double garage, an *open plan* kitchen breakfast room with French doors and separate dining room and study.

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questions?

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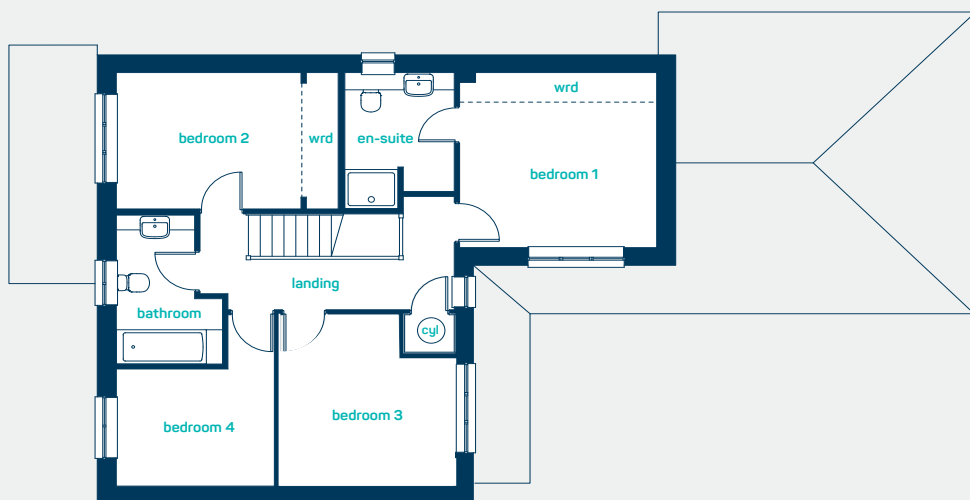


ground floor

kitchen/breakfast*	20'2" x 12'4"
utility	5'8" x 5'7"
dining room	11'8" x 11'4"
living room	15'3" x 14'9"
stud:	9'4" x 7'10"

kitchen/breakfast*	6.15m x 3.75m
utility	1.72m x 1.71m
dining room	3.55m x 3.46m
living room	4.64m x 4.49m
study	2.84m x 2.39m

*into door



first floor

bedroom 1	12'2" x 11'8"
en-suite	9'0" x 6'9"
bedroom 2	13'8" x 9'0"
bedroom 3	11'5" x 10'9"
bedroom 4 _(into door)	11'5" x 9'9"
bathroom	10'0" x 6'3"

bedroom 1	3.71m x 3.55m
en-suite	2.74m x 2.06m
bedroom 2	4.18m x 2.74m
bedroom 3	3.47m x 3.29m
bedroom 4 _(into door)	3.48m x 2.98m
bathroom	3.04m x 1.91m

the caernarfon

4 bed detached with double garage

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20/01/2020

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the farndon

4 bed detached

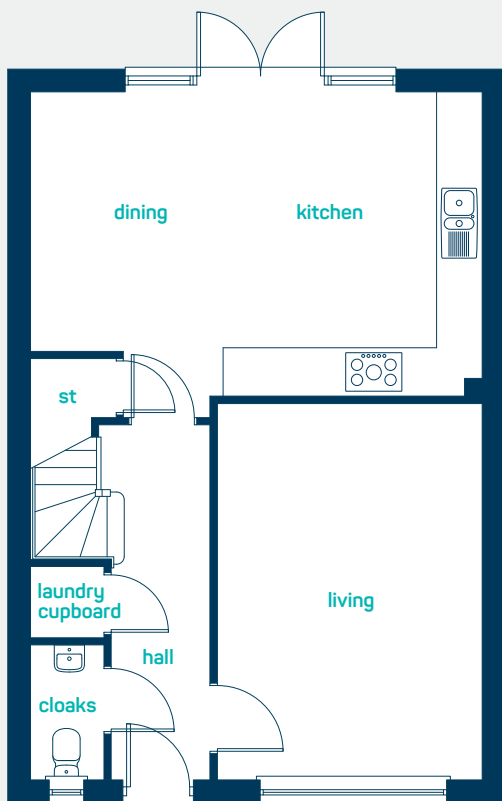
A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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questions?

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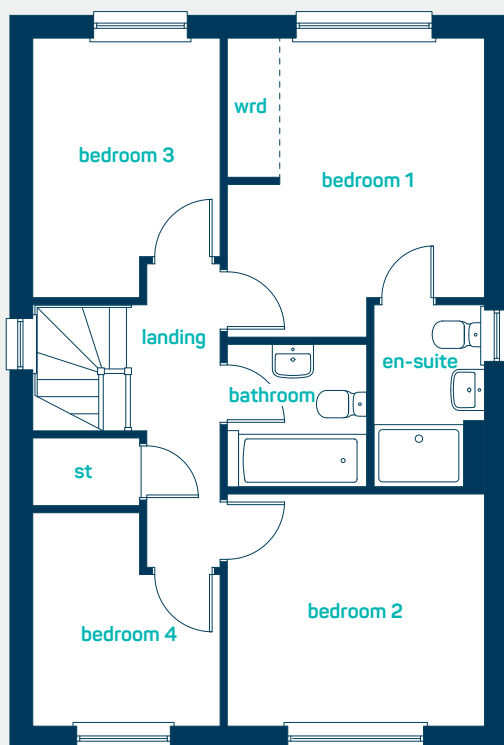
everything considered.



ideal for
spacious
living

ground floor

kitchen/dining	19'7" x 13'2"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"
living room	16'4" x 11'5"
kitchen/dining	5.97m x 4.01m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m
living room	4.97m x 3.48m



first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'0"
bathroom	6'3" x 6'1"
bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.45m
bathroom	1.90m x 1.86m

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the farndon

4 bed detached

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26/10/2020

everything considered.

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the lymm

4 bed detached with garage

A *generous* 4 bedroom detached home.

Key features include an open plan kitchen/diner with separate utility and living room.

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questions?

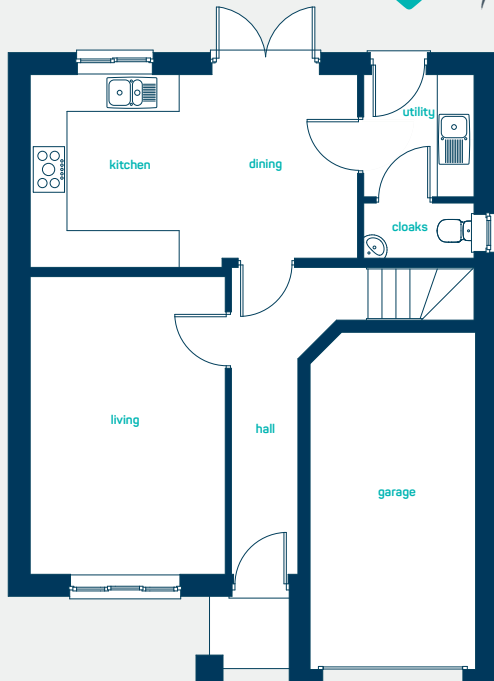
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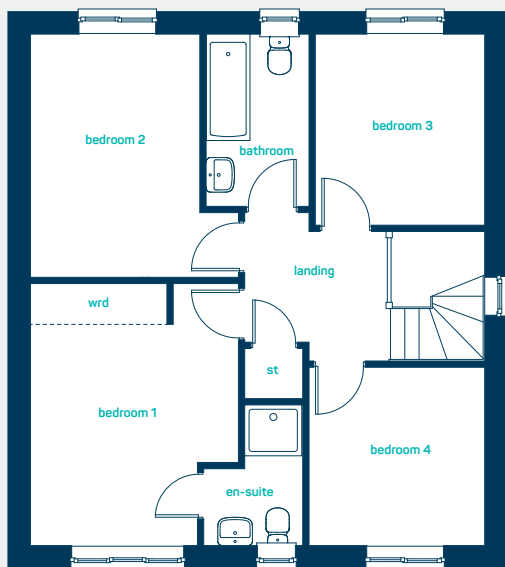
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ground floor

kitchen/dining 17'6" x 9'10"
utility 6'1" x 5'10"
living room 16'5" x 10'5"

kitchen/dining 5.34m x 2.99m
utility 1.86m x 1.80m
living room 5.00m x 3.18m



first floor

bed 1 13'8" x 10'11"
en-suite 7'4" x 5'2"
bed 2 12'9" x 8'10"
bed 3 9'6" x 8'10"
bed 4 9'10" x 9'2"
bathroom 9'0" x 5'5"

bed 1 4.18m x 3.32m
en-suite 2.29m x 1.58m
bed 2 3.88m x 2.70m
bed 3 2.91m x 2.70m
bed 4 3.00m x 2.80m
bathroom 2.74m x 1.64m

the lymm

4 bed detached with garage

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07/05/19

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the porthmadog

3 bed detached with garage

A modern home, perfect for buyers looking for more space. Key features include 3 large bedrooms and an open plan kitchen diner.

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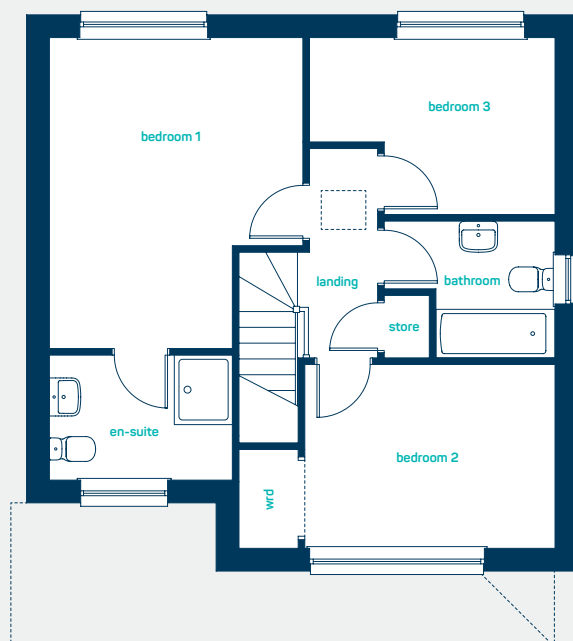
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everything considered.



ground floor

living room (inc bay)	16' 3" x 11' 7"
kitchen/dining	17' 3" x 9' 9"
utility	6' 2" x 6' 1"
cloaks	6' 1" x 3' 2"
living room (inc bay)	4.95m x 3.54m
kitchen/dining	5.26m x 2.98m
utility	1.87m x 1.85m
cloaks	1.85m x 0.97m



first floor

bedroom 1	14' 9" x 11' 11"
bedroom 2	14' 11" x 8' 9"
bedroom 3	11' 7" x 8' 5"
bathroom	8' 1" x 6' 6"
en-suite	8' 7" x 5' 11"
bedroom 1	4.49m x 3.63m
bedroom 2	4.54m x 2.66m
bedroom 3	3.53m x 2.56m
bathroom	2.45m x 1.98m
en-suite	2.63m x 1.81m

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the porthmadog

3 bed detached with garage

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29/04/2020

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the tenby

3 bed detached

Perfect as a family starter home or for first-time buyers.
Key features include 3 double bedrooms and *open plan*
kitchen family room.

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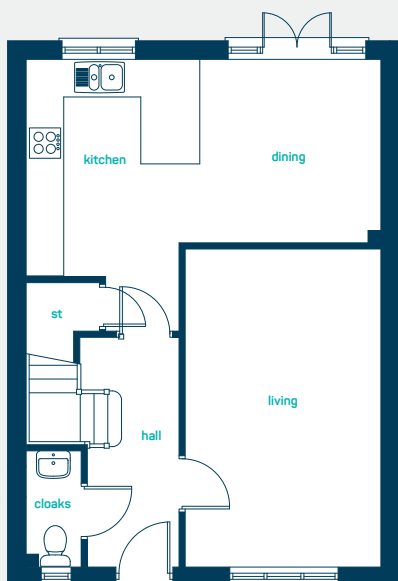
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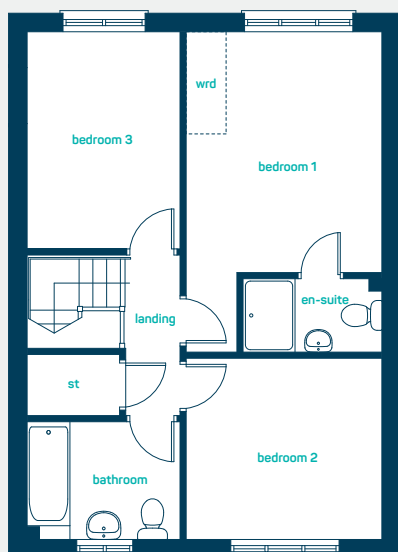


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ground floor

kitchen/dining	18'10" x 11'6"
living room	16'10" x 10'4"
cloaks	6'2" x 3'0"
kitchen/dining	5.75m x 3.50m
living room	5.15m x 3.15m
cloaks	1.88m x 0.93m



first floor

bedroom 1 ^{*(into door)}	12'10" x 10'5"
en-suite	7'4" x 3'11"
bedroom 2	10'4" x 9'7"
bedroom 3	11'7" x 8'1"
bathroom	8'1" x 6'2"
bedroom 1 ^{*(into door)}	5.21m x 3.17m
en-suite	2.24m x 1.20m
bedroom 2	3.17m x 2.93m
bedroom 3	3.55m x 2.47m
bathroom	2.47m x 1.90m

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the tenby
3 bed detached

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28/10/2020

everything considered.

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