

APARTMENTS 1 - 6 FIRST, SECOND & THIRD FLOORS

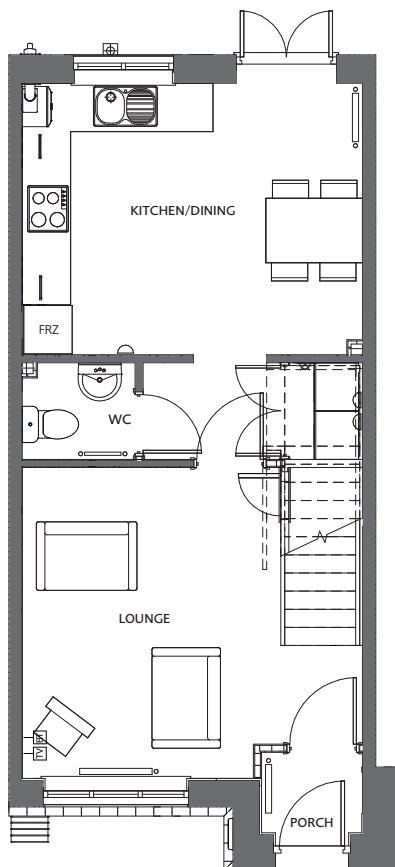
Lounge/Kitchen 20ft 9in max x 12ft 6in (6.4m max x 3.85m)
 Bedroom 1 12ft 6in x 10ft 8in (3.85m x 3.30m)

Bedroom 2 6ft 8in x 10ft (2.10m x 3.05m)
 Bathroom 7ft 8in x 6ft 2in (2.40m x 1.90m)

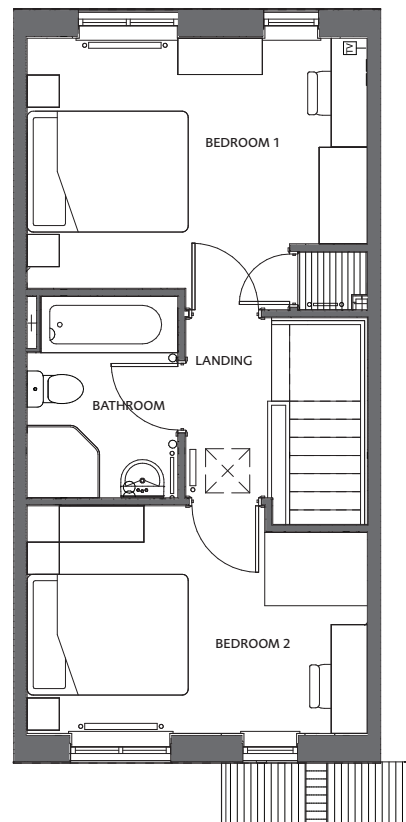
DISCLAIMER

Illustrations are artist's impression only. Materials and finishes may vary.
 The room dimensions stated are scaled from plans and may vary in practice.

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GROUND FLOOR



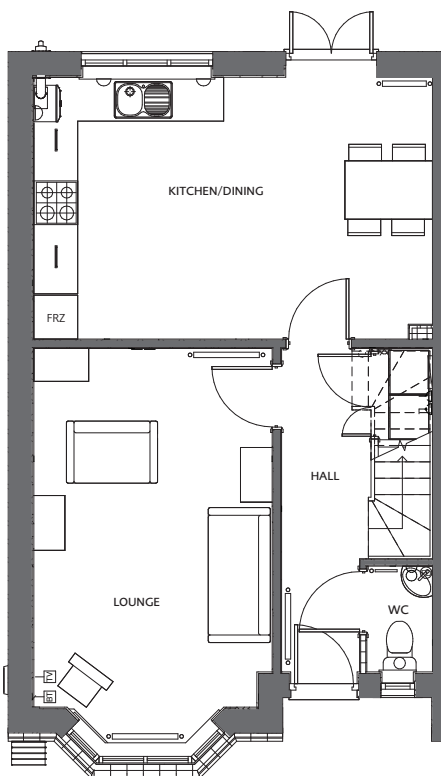
FIRST FLOOR

GROUND FLOOR

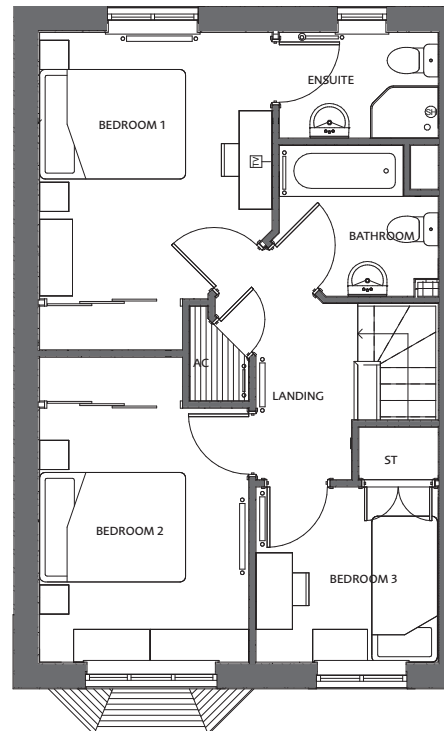
Lounge	13ft 9in x 12ft 7in	(4.25m x 3.9m)
Kitchen/Dining	13ft 9in x 11ft 1in	(4.25m x 3.41m)
WC / Cloak	4ft x 4ft 5in	(1.23m x 1.40m)
Porch	4ft 1in x 3ft 8in	(1.25m x 1.16m)

FIRST FLOOR

Bedroom 1	13ft 9in x 10ft 3in	(4.25m x 3.14m)
Bedroom 2	13ft 9in x 9ft 3in	(4.25m x 2.86m)
Bathroom	8ft 2in x 6ft 4in	(2.51m x 1.96m)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	17ft 7in x 10ft 6in	(5.40m x 3.25m)
Kitchen/Dining	18ft x 11ft 9in	(5.50m x 3.63m)
Utility	3ft 3in x 3ft 3in	(1.01m x 1.01m)
WC	2ft 9in x 4ft 8in	(0.90m x 1.49m)

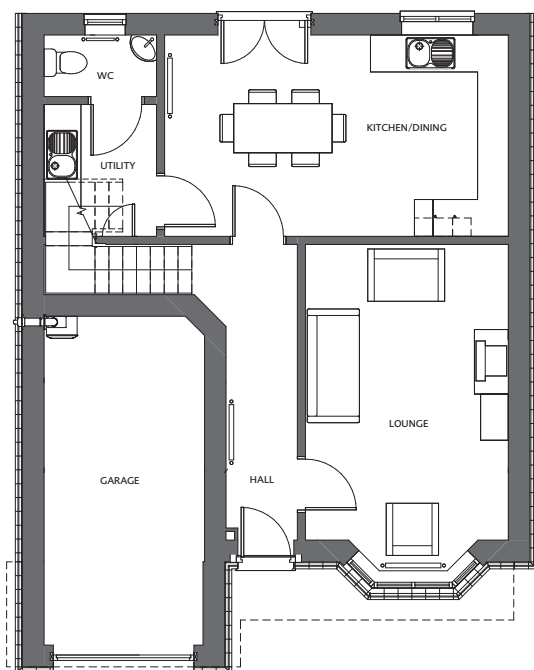
FIRST FLOOR

Bedroom 1	14ft 4in x 10ft 5in	(4.39m x 3.22m) + EN-SUITE
Bedroom 2	13ft 8in x 9ft 3in	(4.22m x 2.86m)
Bedroom 3	8ft 3in x 8ft	(2.54m x 2.44m)
Bathroom	7ft 2in x 6ft 8in	(2.20m x 2.09m)

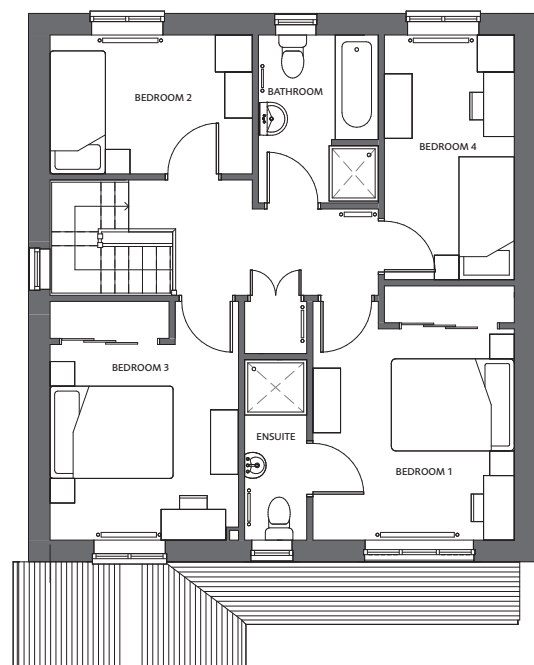
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GROUND FLOOR



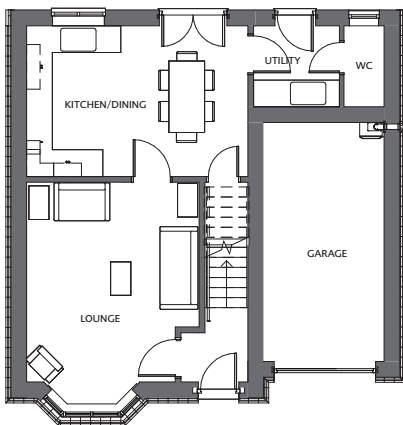
FIRST FLOOR

GROUND FLOOR

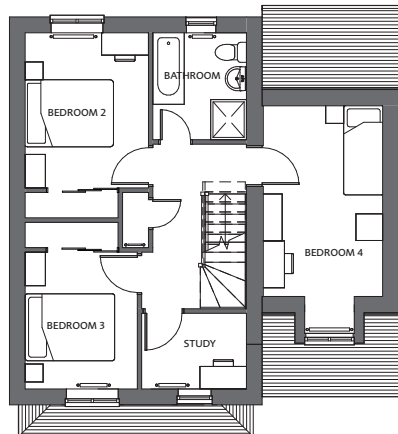
Lounge	17ft 4in (max) x 10ft 11in	(5.3m (max) x 3.34m)
Kitchen/Dining	18ft x 10ft 8in	(5.5m x 3.25m)
Utility	7ft x 6ft	(2.15m x 1.85m)
WC	6ft 1in x 3ft 3in	(1.87m x 1m)

FIRST FLOOR

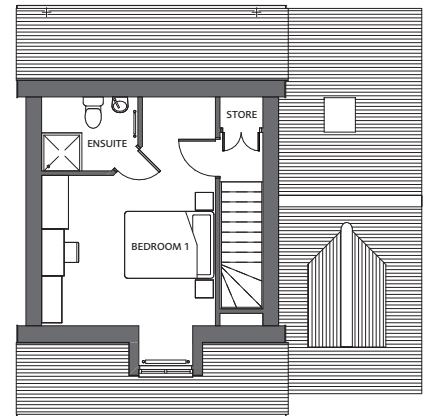
Bedroom 1	13ft 5in (into wardrobe) x 10ft 9in	(4.1m (into wardrobe) x 3.3m) + EN-SUITE
Bedroom 2	12ft 9in x 10ft	(3.9m x 3.05m)
Bedroom 3	10ft 9in x 7ft 4in	(3.3m x 2.25m)
Bedroom 4	13ft 1in x 7ft	(4m x 2.15m)
Bathroom	9ft x 6ft 4in	(2.75m x 1.98m)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Lounge	12ft 7in x 14ft 4in	(3.89m x 4.80m)
Kitchen/Dining	16ft 1in x 11ft 1in	(4.93m x 3.41m)
Utility	6ft 3in x 6ft 1in	(1.95m x 1.86m)
WC	2ft 9in x 6ft 1in	(0.89m x 1.86m)

FIRST FLOOR

Bedroom 2	9ft 1in x 13ft 7in	(2.79m x 4.18m)
Bedroom 3	8ft 3in x 12ft 3in	(2.54m x 3.77m)
Bedroom 4	8ft 6in x 13ft 9in	(2.64m x 4.24m)
Study	7ft 8in x 5ft 3in	(2.38m x 1.63m)
Bathroom	6ft 8in x 7ft 8in	(2.08m x 2.4m)

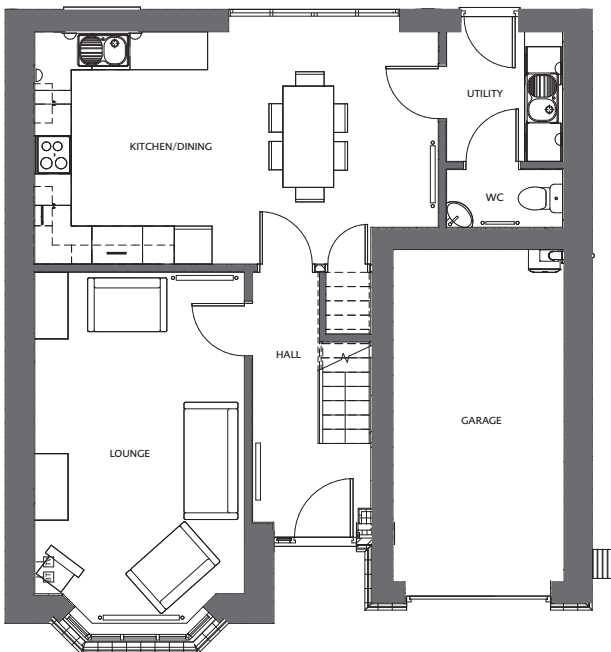
SECOND FLOOR

Bedroom 1	12ft 7in x 18ft	(3.89m x 5.50m)
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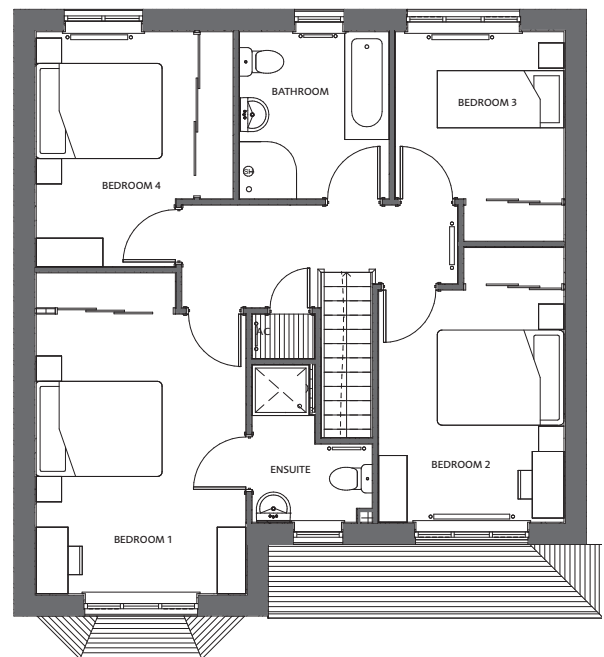
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	18ft x 10ft 9in	(5.50m x 3.28m)
Kitchen/Dining	12ft 1in x 20ft 10in	(3.70m x 6.35m)
Utility	6ft 8in x 5ft 8in	(2.03m x 1.78m)
WC	2ft 9in x 5ft 8in	(0.90m x 1.78m)

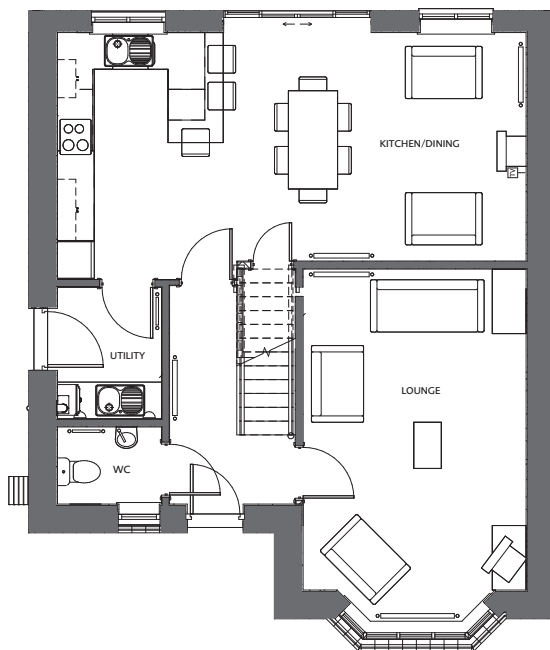
FIRST FLOOR

Bedroom 1	10ft 9in x 16ft 7in	(3.28m x 5.10m) + EN-SUITE
Bedroom 2	9ft 8in x 14ft 4in	(2.96m x 4.37m)
Bedroom 3	12ft 2in x 10ft 3in	(3.74m x 3.15m)
Bedroom 4	8ft 7in x 10ft 9in	(2.66m x 3.34m)
Bathroom	8ft 7in x 7ft 4in	(2.67m x 2.27m)

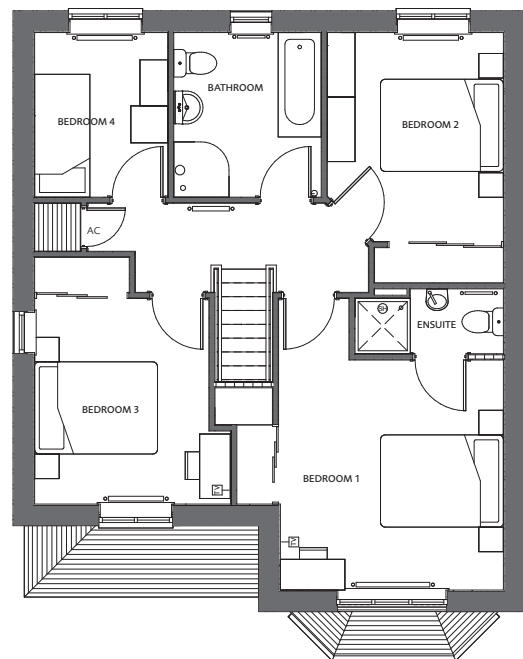
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	18ft 7in x 12ft	(5.70m x 3.67m)
Kitchen/Dining	25ft 1in x 13ft 2in	(7.68m x 4.06m)
Utility	6ft 9in x 5ft 5in	(2.13m x 1.68m)
WC	4ft 0in x 5ft 5in	(1.24m x 1.68m)

FIRST FLOOR

Bedroom 1	15ft 7in x 14ft 3in	(4.80m x 4.40m) + EN-SUITE
Bedroom 2	13ft 4in x 9ft 3in	(4.10m x 2.86m)
Bedroom 3	13ft 2in x 10ft 6in	(4.03m x 3.24m)
Bedroom 4	8ft 9in x 7ft	(2.72m x 2.16m)
Bathroom	7ft 8in x 8ft 9in	(2.4m x 2.72m)

Internal Features

- **Walls and Ceiling**
Plastered skim finish, White matt emulsion to ceilings, Calico matt to walls.
- **Internal doors**
4 panel moulded door in white satin paint finish
- **Door furniture**
Brushed satin finish
- **Skirting and architrave**
Torus profile, white stain paint finish
- **Staircase**
Stop chamfered newels with matching spindles, wood stained handrail and white satin paint finish
- **Electrical**
Sockets and switches in brushed satin finish, as per home schedule
- **Central Heating**
Energy efficient programmer/heating control, Gas fired boilers to houses, electric boiler to apartments, radiators fitted with thermostatic valves
- **Sanitary Ware**
Ideal Standard white sanitary ware with chrome fittings, as per home schedule
- **Kitchen/Utility**
Kitchen/Utility layouts, styles, work surfaces and upstands as per home schedule
- **Wardrobes**
Layouts and styles as per home schedule
- **Wall tiling**
From an approved range, choices for kitchen, utility, cloaks, bathroom and ensuite as per home schedule
- **Lighting**
Energy efficient lighting to all properties with LED downlighters fitted as per home schedule
- **Telecoms**
Telecom master socket fitted to lounge, additional sockets as per home schedule
- **Digital TV**
Wiring for Sky tv to all properties

Kitchen and Utility Features

- **Kitchen / utility units**
Choices from Howdens Glendevon gloss range
- **Work surfaces**
Choices from Howdens 38mm laminate range
- **Under unit lighting**
LED Pelmet lighting fitted as standard in all properties
- **Upstand**
75mm laminate upstand to match work surfaces
- **Sinks & taps**
11/2 bowl Lamona sink with Garda Swan neck tap
- **Floor finishes**
Choice of floor tiles as per home schedule
- **Fitted appliances**
Manufactured by Lamona with 2yr warranty, integrated, as detailed on home schedule

External Features

- **Roof**
Interlocking Forticrete Gemini roofing tiles with dry verge and ridge system
- **Walls**
Brick and Rendered elevations
- **Window cills**
Sandstone - effect Forticrete feature cills to front elevations
- **Windows & roof lights**
Double glazed in off white Upvc in clear or obscured glass as appropriate
- **Fascias & soffits**
Black Upvc construction with black rainwater goods to match
- **Front doors**
Solid Black in GRP with feature glazed lights, white internal finish
- **Utility & French doors**
Double glazed in off white Upvc with clear glass to match windows
- **Security lighting**
Wall mounted lights to front and rear of property
- **Parking**
All properties have a minimum of 2 parking spaces, for details refer to site plan

...continued overleaf

Garden Features

▪ Front garden

Heritage paving slabs to paths, Tarmac/paved drives, turfing as shown on plan

▪ Rear garden

Close boarded fences, Heritage paving slabs to path and patio, garden levelled, graded and top soiled to NHBC requirements as shown on plan.

Peace of Mind

▪ Security

All windows and doors to have multipoint locking systems complying with SBD1
Security chains fitted to front doors

▪ Safety

Mains operated smoke detectors fitted in accordance with current building regulations
Carbon Monoxide detectors fitted where homes have gas appliances fitted

▪ Warranties

2 year Builder, 10 year NHBC Warranty
2 year kitchen appliance guarantee,
2 year boiler guarantee



Registered house builder

▪ FUTURE PROOFING

The development is freehold for all house types (with the exception of the apartments). There is **NO** ground rent and **NO** service charges to pay, and main roads, footpaths and street lighting are to be adopted by Flintshire County Council via a section 38 Agreement.

Main foul sewers and lateral drains are also to be adopted by Dwr Cymru via a section 104 Agreement.

DISCLAIMER

In accordance with the property Misdescriptions Act 1991, the information in this brochure is given as general guidance only. The illustration of the site is an artist's impression. The materials and external finishes may vary. It does not imply that landscaping will be as indicated; the room dimensions stated on the floor plans are scaled from plans and may vary in practice. You should check the exact sizes in your own property before buying any carpets, appliances or furniture. This specification is for general guidance only and may be amended, F G Whitley reserve the right to make alterations to the specification during the course of construction without prior notice. You are advised to check this information with F G Whitley. This brochure does not form part of any contract.

✓ - STANDARD O - OPTIONAL EXTRA N/A - NOT APPLICABLE * - WHERE APPLICABLE SCS - SUBJECT TO CONSTRUCTION STAGE

HOUSE TYPES	DOWNING	HAFOD	TYDDYN	WERN	ERDDIG	ARGOED	TREFNANT
Kitchen/Utility* Howdens Glendevon Range							
Choice of quality fitted kitchen with laminate worktops and upstands	SCS	✓	✓	✓	✓	✓	✓
Integrated fridge freezer/single oven /integrated dishwasher	✓	✓	✓	N/A	N/A	N/A	N/A
Integrated fridge freezer/double oven/integrated dishwasher	N/A	N/A	N/A	✓	✓	✓	✓
Electric hob/stainless steel canopy style cooker hood, chimney and splashback	✓	N/A	N/A	N/A	N/A	N/A	N/A
Gas hob/stainless steel canopy style cooker hood, chimney and splashback	N/A	✓	✓	✓	✓	✓	✓
Plumbing for washing Machine	✓	✓	✓	✓	✓	✓	✓
LED down lighters to kitchen	✓	✓	✓	✓	✓	✓	✓
LED pelmet lighting to kitchen wall units	✓	✓	✓	✓	✓	✓	✓
LED lighting to kitchen plinths	O	O	O	O	O	O	O
Choice of floor tiling to Kitchen and Utility* from an approved range	N/A	✓	✓	✓	✓	✓	✓
Washing Machine/tumble dryer	O	O	O	O	O	O	O
Granite Worktops	O	O	O	O	O	O	O
Bathroom/Ensuite*/Cloakroom Ideal Standard Sanitary ware							
White contemporary Concept style with chrome fittings	✓	✓	✓	✓	✓	✓	✓
Choice of coordinated floor tiling from an approved range	N/A	✓	✓	✓	✓	✓	✓
Tile splash back to cloaks wash hand basin from an approved range	N/A	✓	✓	✓	✓	✓	✓
Half height tiling to bathroom/ensuite* area with full height to shower area	N/A	✓	✓	✓	✓	✓	✓
Full height tiling to bathroom/ensuite*	✓	O	O	O	O	O	O
LED down lighters to bathroom and ensuite*	✓	✓	✓	✓	✓	✓	✓
Under sink Vanity Units to bathrooms and ensuite*	✓	O	O	✓	✓	✓	✓
Bath/shower with separate mixer tap and shower screen, wc and 55cm whb	N/A	✓	N/A	N/A	N/A	N/A	N/A
Bath, shower, wc and 55cm whb	✓	N/A	✓	✓	✓	✓	✓
Ensuite* Shower, wc, 45cm whb	N/A	N/A	✓	✓	✓	✓	✓
Chrome ladder type towel warmer to bathroom and ensuite*	✓	✓	✓	✓	✓	✓	✓
Shaver socket to bathroom and ensuite*	✓	✓	✓	✓	✓	✓	✓
Bathroom accessories	O	O	O	O	O	O	O
Thermostatic EV Shower valves to all showers	✓	✓	✓	✓	✓	✓	✓
Bedrooms							
Face fitted Sliding door system with internal shelf and rail in bedroom 1	✓	✓	✓	✓	✓	✓	✓
Face fitted Sliding door system with internal shelf and rail in bedroom 2	O	O	O	✓	✓	✓	✓
General							
£500 allowance towards Electric fire and surround in lounge	N/A	O	O	✓	✓	✓	✓
Master telephone socket to lounge	✓	✓	✓	✓	✓	✓	✓
Secondary telephone point to Bedroom 1	O	O	O	✓	✓	✓	✓
Wireless Intruder Alarm	O	O	O	O	O	O	O
Engineered flooring to Kitchen/living area/hall	✓	O	O	O	O	O	O
Wireless doorbell	N/A	O	O	O	O	O	O
Door entry system	✓	N/A	N/A	N/A	N/A	N/A	N/A
Power upgrade to Garage Door	N/A	N/A	O	O	O	O	O
Wiring for Sky television	✓	✓	✓	✓	✓	✓	✓
Turfing to front gardens, top soiling to rear gardens	✓	✓	✓	✓	✓	✓	✓
Paving as site plan	✓	✓	✓	✓	✓	✓	✓

Your **Safety** On Our Development

Your safety on our development is very important to us, we ask you to adhere to the Rules listed below whilst visiting your new home.

- All Visitors must report to the Sales Office and only use the designated parking area, please do not park on estate roads or obstruct accesses.
- Hard Hats and High Visibility Jackets along with appropriate footwear must be worn at all times in areas under construction.
- Visitors are not allowed to roam freely on the development and must be accompanied at all times by a Sales Representative.
- You are asked to keep children under strict parental control at all times. No children allowed in construction areas.
- Please take extra care when in the vicinity of construction vehicles.
- Comply to all Safety Signage on the development.

**THESE RULES ARE FOR YOUR SAFETY & WELLBEING
KEEP SAFE ■ THANK YOU**

SITE KEY

-  **Downing** 2 bed apartment
-  **Erddig** 4 bed detached home
-  **Argoed** 4 bed town house
-  **Trefnant** 4 bed detached home
-  **Wern** 4 bed detached home
-  **Hafod** 3 bed home
-  **Tyddyn** 2 bed home

