

ANWYL
thoughtful homes

welcome to
Parc Bodafon
Llandudno



01492 703 025

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.

Everything considered.



got
questions?

call...

01492

703 025



KEY FACTS

Homes are protected by a NHBC Buildmark Warranty which gives you the **10 year structural warranty**

We have carefully considered the height of our rooms with *extra height* ceilings designed to *maximise* space

Did you know...

We have been building homes for over 90 years, so *we know* what we're doing!

the opportunity to make your home, **your own**

quality of design. quality of finish. that's what we care about.

Here at Anwyl, we understand what people want and what they expect when looking for a new home. Your new home is a blank canvas to paint with your own style and personality, so it pays to know exactly what's included in the price.

Anwyl always ensure your home has been constructed with modern building standards to make sure you can enjoy living in a safe & secure environment. All our homes come with a multi-point locking system to the front & rear doors of the house, a fused spur for a wireless alarm and smoke detectors with battery back-up for those power cut emergencies.

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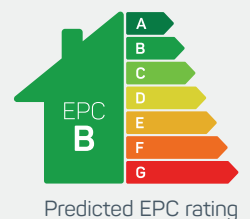


the styal

1 bed apartment

A *modern* 1-bedroom apartment. Key features include open-plan living space, large bedroom and bathroom.

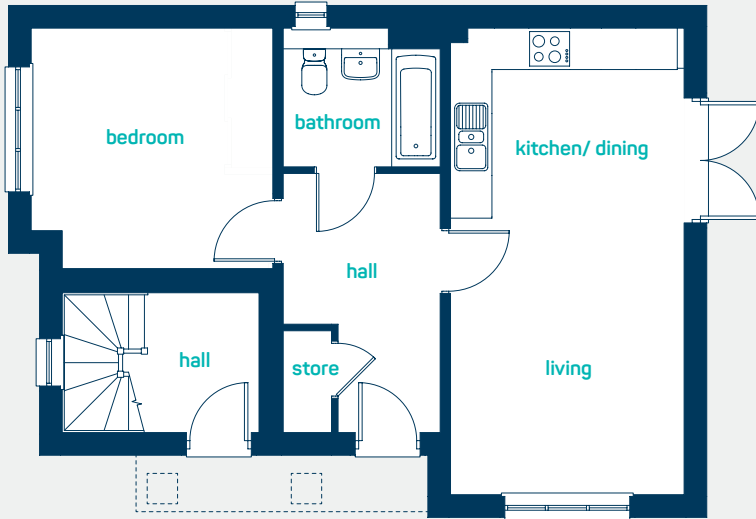
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perfect for
first time buyers

ground floor apartment

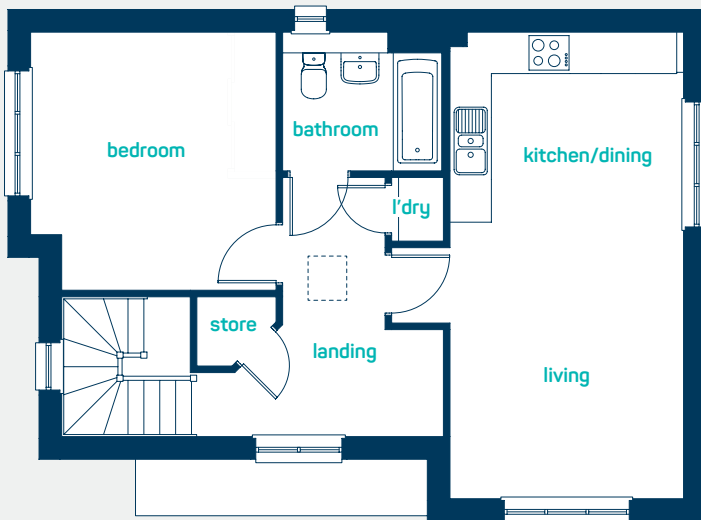


ground floor apartment

kitchen/dining/living	22'2" x 11'1"
bedroom	11'6" x 11'5"
bathroom	7'6" x 6'5"

kitchen/dining/living	6.76m x 3.38m
bedroom	3.50m x 3.48m
bathroom	2.27m x 1.96m

first floor apartment



first floor apartment

kitchen/dining/living	22'2" x 11'1"
bedroom	12'4" x 11'8"
bathroom	7'7" x 6'5"

kitchen/dining/living	6.76m x 3.38m
bedroom	3.75m x 3.56m
bathroom	2.31m x 1.96m

the styal
1 bed apartment

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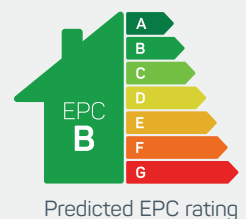


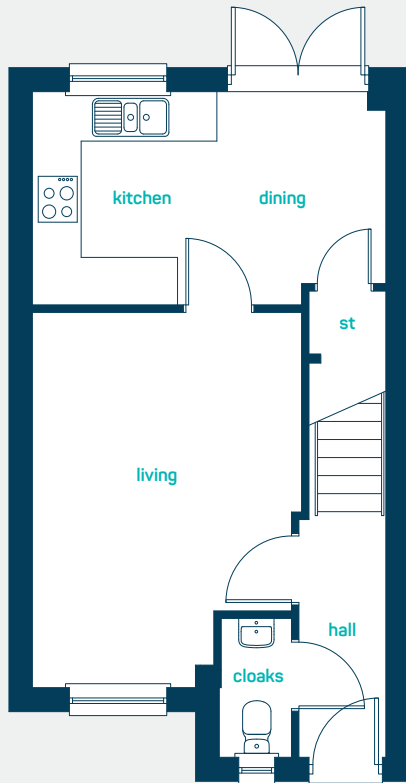
the burton

2 bed semi-detached/mid-mews

This *exquisite* two bedroom home is crafted with space in mind. Key features include an airy open-plan kitchen dining area, and en-suites off both double bedrooms.

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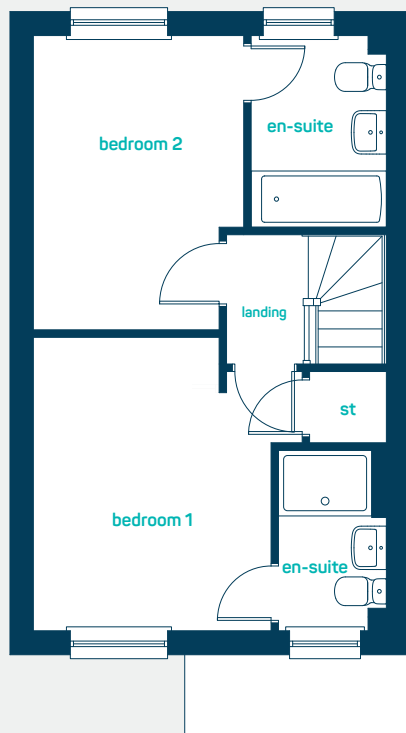




 *stylish*
starter home

ground floor

kitchen/dining	14'8" x 8'9"
living room	15'6" x 11'3"
cloaks	5'8" x 2'11"
kitchen/dining	4.48m x 2.67m
living room	4.72m x 3.42m
cloaks	1.73m x 0.90m



first floor

bedroom 1	12'1" x 9'11"
en-suite 1	7'5" x 4'6"
bedroom 2	12'2" x 8'9"
en-suite 2	7'11" x 5'7"
bedroom 1	3.69m x 3.02m
en-suite 1	2.26m x 1.36m
bedroom 2	3.70m x 2.67m
en-suite 2	2.40m x 1.71m



the burton
2 bed semi-detached/mid-mews

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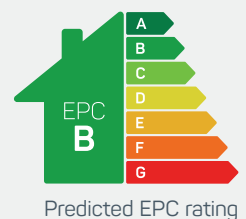


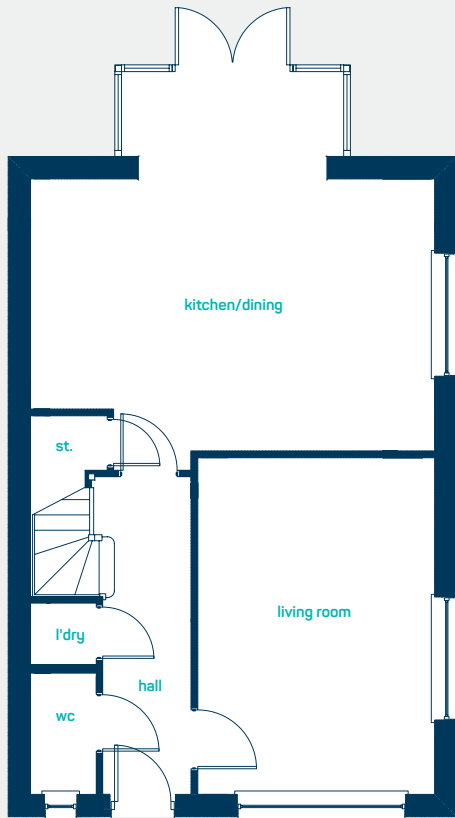
the farndon DA

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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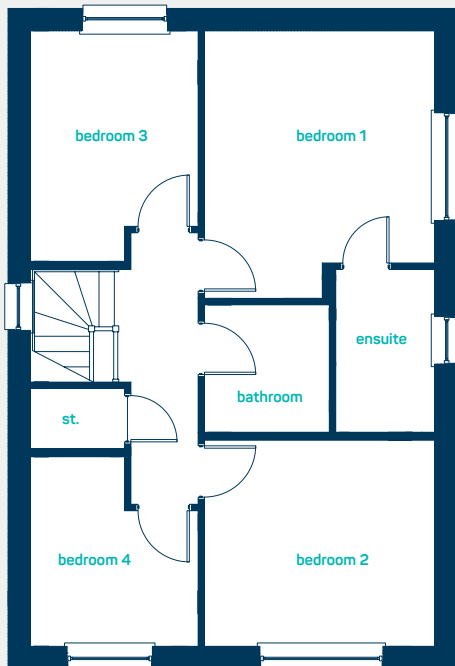




ideal for
spacious living

ground floor

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



first floor

bedroom 1	13' x 11'3"
en-suite	8' x 4'9"
bedroom 2	11'2" x 10'
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'
bathroom	6'3" x 6'1"
bedroom 1	3.96m x 3.4m
en-suite	2.43m x 1.45m
bedroom 2	3.4m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.8m x 2.45m
bathroom	1.9m x 1.86m

the farndon DA
4 bed detached

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everything considered.

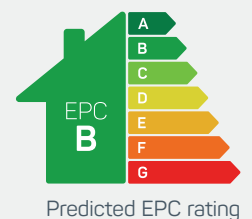


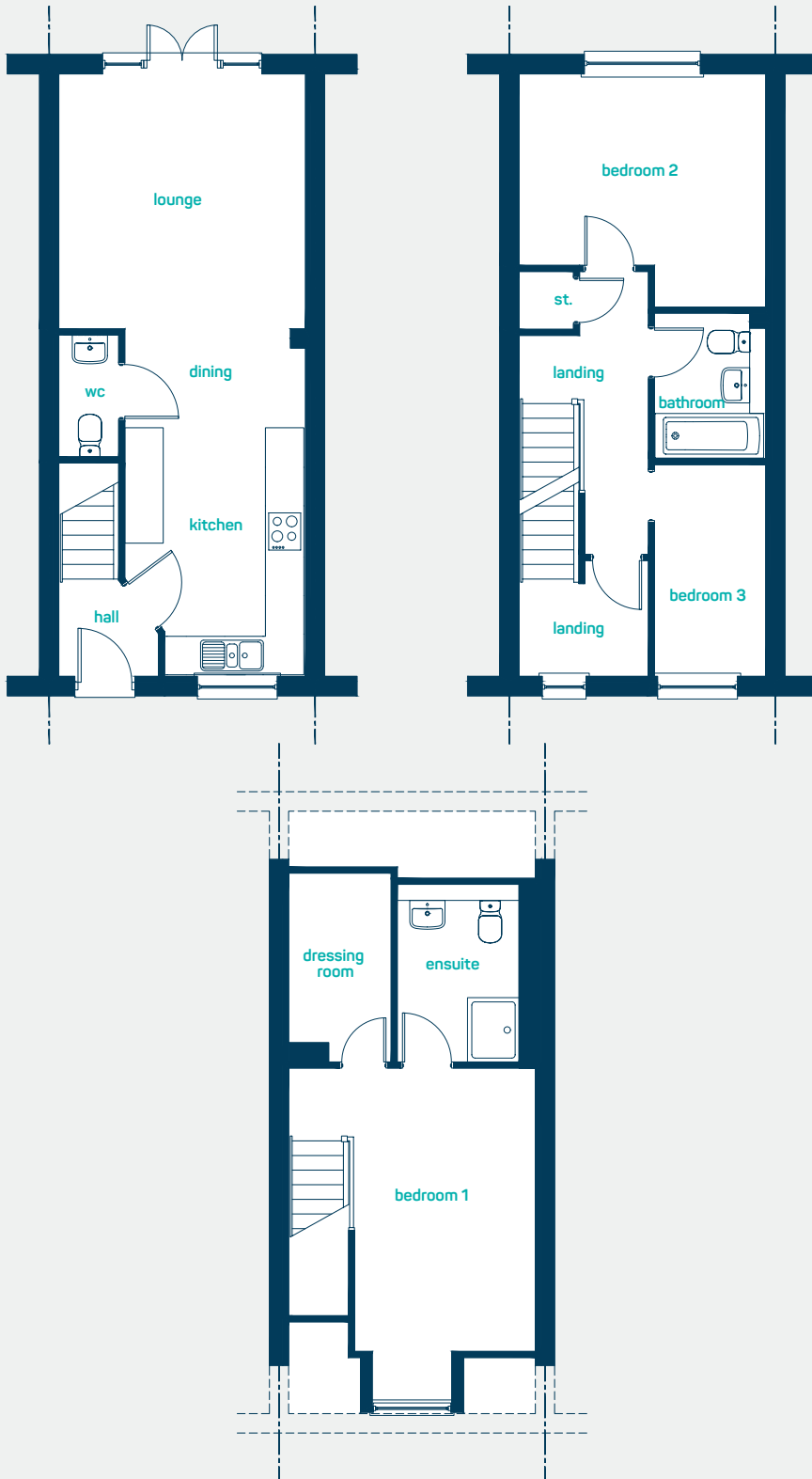
the snowdon

3 bed semi-detached

A 2.5 storey 3 bedroom semi-detached home. Key features include *open plan* kitchen, living and dining room with French doors to the rear, 3 bedrooms including master bedroom with en-suite, *dressing room* and separate family bathroom.

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modern
open plan living

ground floor

kitchen/
dining/living 30'9" x 12'6"
cloaks 6'3" x 3'0"

kitchen/
dining/living 9.37m x 3.80m
cloaks 1.90m x 0.91m

first floor

bedroom 2 12'6" x 11'10"
bedroom 3 10'9" x 5'7"
bathroom 7'5" x 5'7"

bedroom 2 3.80m x 3.61m
bedroom 3 3.28m x 1.71m
bathroom 2.27m x 1.71m

second floor

bedroom 1 (inc dorma) 17'0" x 12'6"
dressing room 9'8" x 5'2"
en-suite 9'1" x 6'3"

bedroom 1 (inc dorma) 5.18m x 3.80m
dressing room 2.94m x 1.58m
en-suite 2.77m x 1.90m

the snowdon
3 bed semi-detached

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everything considered.

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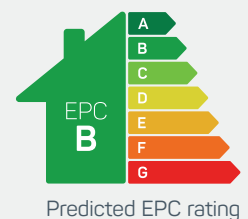


the cheltenham

4 bed detached

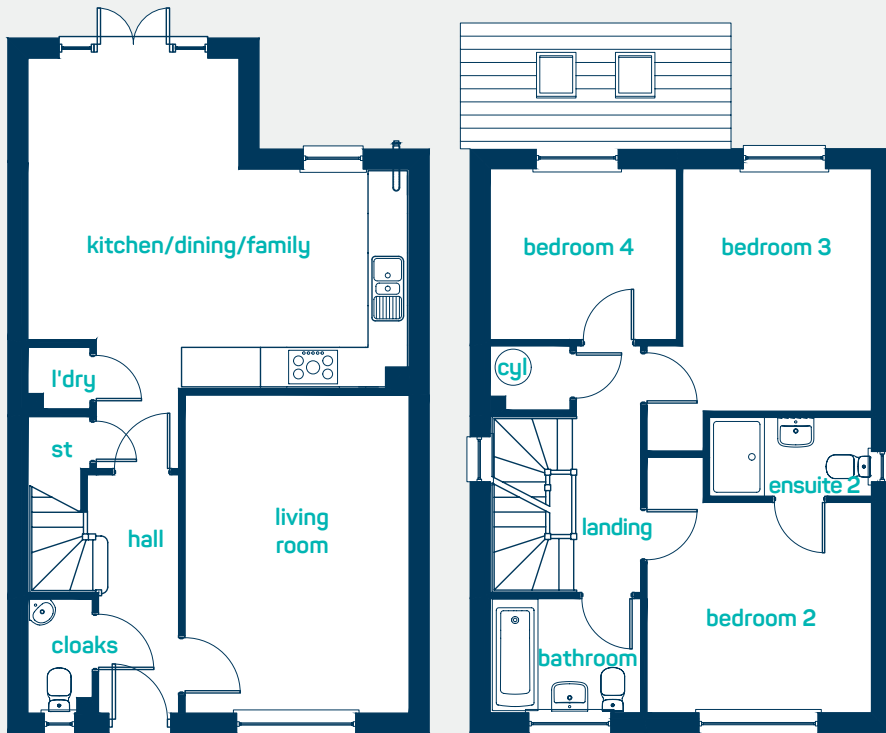
Spacious and thoughtfully designed accommodation over 3 floors. Ideal for growing families. Key features include an impressive master suite and shower room on the top floor offering the perfect place to unwind. A further en-suite shower room and family bathroom ensure that even busy times are a pleasure.

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ideal for growing families

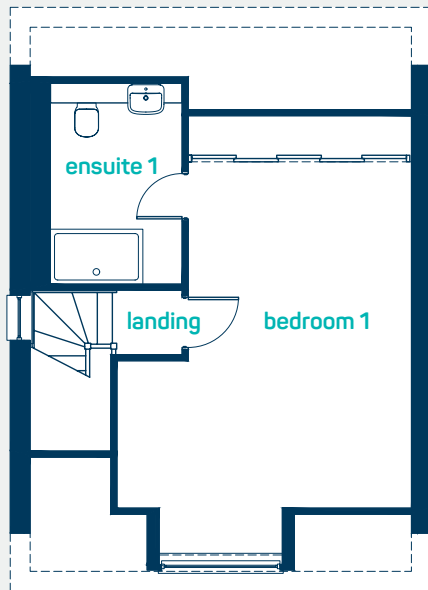


ground floor

kitchen/dining /family	18'10" x 16'4"
living room	15'9" x 11'0"
cloak	5'7" x 3'2"
kitchen/dining /family	5.75m x 4.97m
living room	4.79m x 3.36m
cloak	1.71m x 0.96m

first floor

bedroom 2	11'1" x 10'5"
en-suite 2	8' x 3'11"
bedroom 3	12' x 11'1"
bedroom 4	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 2	3.39m x 3.17m
en-suite 2	2.44m x 1.2m
bedroom 3	3.66m x 3.39m
bedroom 4	2.81m x 2.57m
bathroom	2.26m x 1.71m



second floor

bedroom 1	21'11" x 14'7"
en-suite 1	10' x 6'7"
bedroom 1	6.68m x 4.45m
en-suite 1	3.05m x 2m

the cheltenham
4 bed detached

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everything considered.

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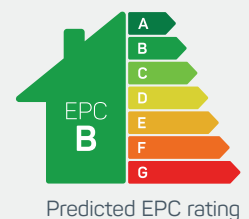


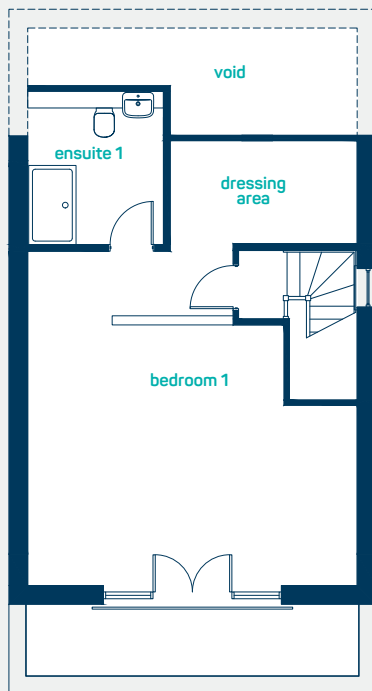
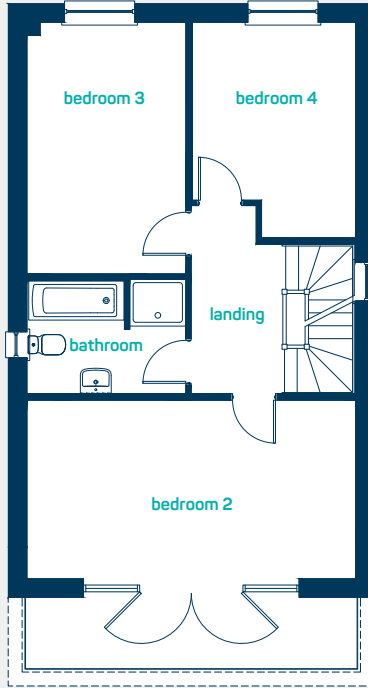
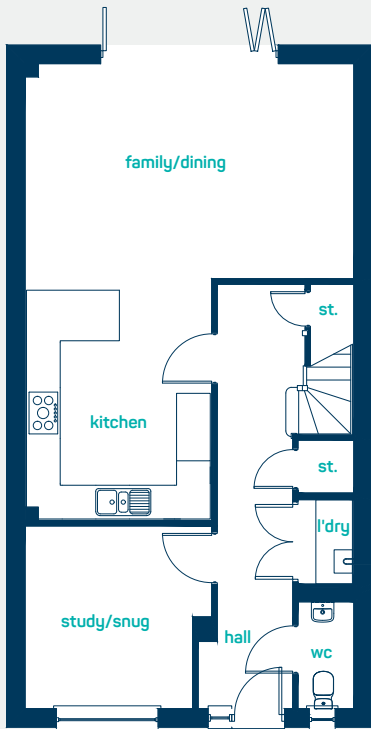
the orme

4 bed detached

A stunning 4 bedroom detached family home. Key features include kitchen dining and family room with *bi-fold doors* leading into the rear garden, French doors leading onto a spacious balcony to the front and a premier suite to the top floor with *dressing room* and *juliet balcony*.

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providing space for
the whole family

ground floor

family/dining 19'1" x 12'5"
kitchen 14'1" x 10'9"
study/snug 10'9" x 10'6"

family/dining 5.81m x 3.78m
kitchen 4.3m x 3.27m
study/snug 3.27m x 3.2m

first floor

bedroom 2 19' x 10'4"
bedroom 3 14'7" x 9'2"
bedroom 4 12'6" x 9'5"
bathroom 9'2" x 6'7"

bedroom 2 5.8m x 3.15m
bedroom 3 4.45m x 2.8m
bedroom 4 3.81m x 2.86m
bathroom 2.8m x 2.01m

second floor

bedroom 1 19'5" x 19'
dressing area 10'10" x 6'1"
en-suite 7'10" x 8'11"

bedroom 1 5.83m x 5.8m
dressing area 3.29m x 1.83m
en-suite 2.39m x 2.72m

the orme
4 bed detached

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everything considered.

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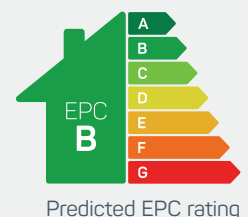


the downham

4 bed detached with double garage

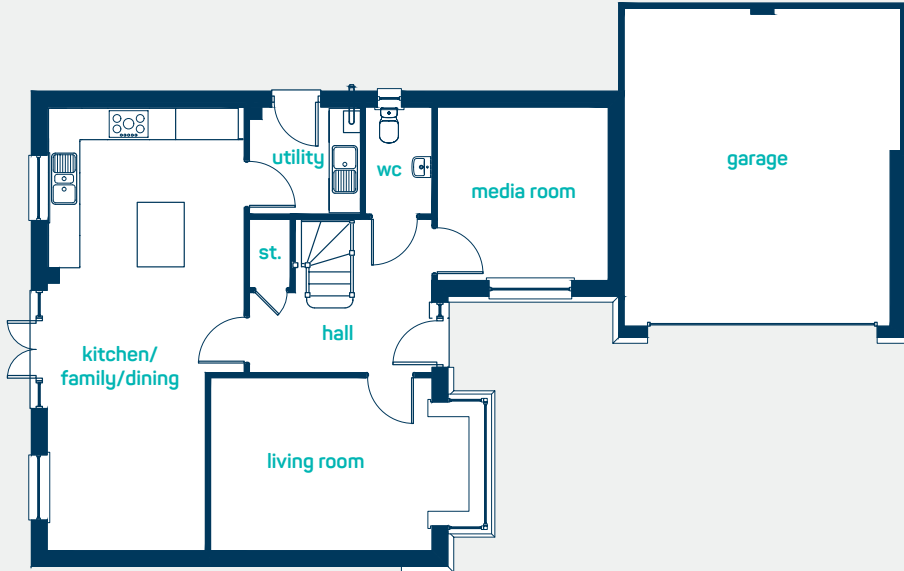
A *spacious* family home. Key features include high ceilings, an open plan kitchen dining and family room with French doors, a double garage, separate living room, media room and a large utility.

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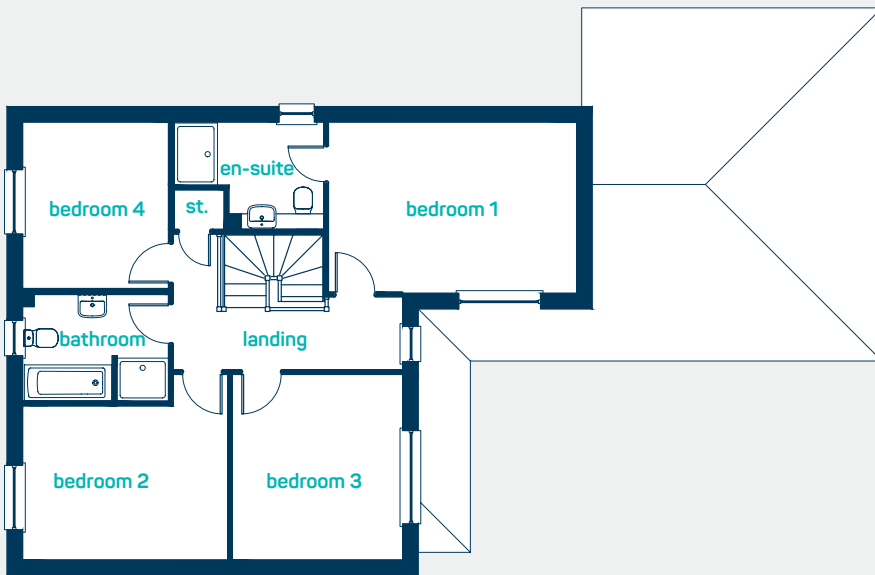
ideal for modern family living



ground floor

kitchen/ family/dining	27'9" x 9'9"
living room	16'4" x 10'8"
media room	10'9" x 10'7"
utility	6'11" x 6'7"
cloaks	6'7" x 4'1"

kitchen/ family/dining	8.45m x 3.73m
living room	4.98m x 3.26m
media room	3.27m x 3.23m
utility	2.1m x 2m
cloaks	2m x 1.25m



first floor

bedroom 1	15'9" x 10'9"
en suite	9'6" x 6'9"
bedroom 2	13' x 11'9"
bedroom 3	11'9" x 10'9"
bedroom 4	10'6" x 9'2"
bathroom	9'2" x 6'9"

bedroom 1	4.79m x 3.27m
en suite	2.89m x 2.06m
bedroom 2	3.95m x 3.57m
bedroom 3	3.57m x 3.28m
bedroom 4	3.2m x 2.8m
bathroom	2.8m x 2.07m

the downham

4 bed detached with double garage



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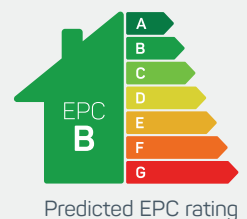


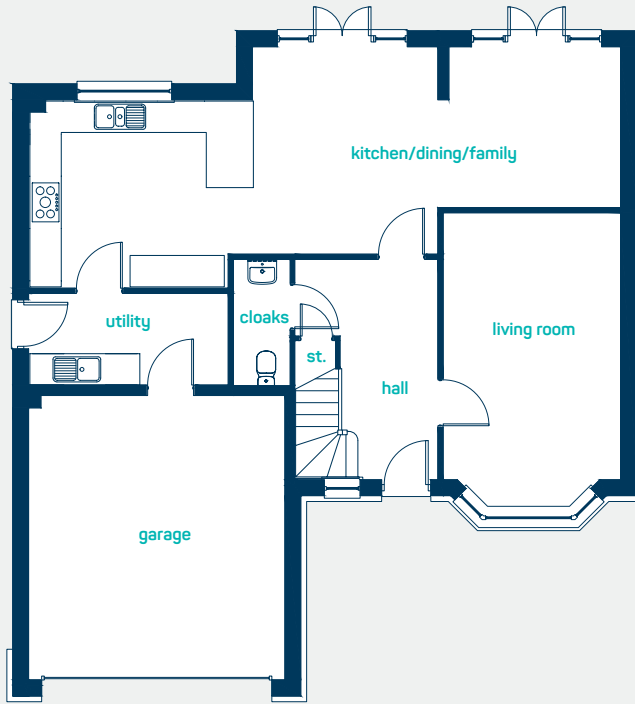
the bowdon

5 bed detached

A *large* and spacious detached 5 bedroom house, ideal for families.
Key features include a double garage, 2 en-suite bedrooms with fitted wardrobes.
An open plan kitchen/dining/family area with separate living room and utility.

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 ideal for growing families

ground floor

kitchen/dining /family	36'11" x 12'10"
living room (inc bay)	18'5" x 11'0"
cloaks	7'10" x 3'6"
utility	12'4" x 5'8"

kitchen/dining /family	11.26m x 3.91m
living room (inc bay)	5.61m x 3.34m
cloaks	2.39m x 1.06m
utility	3.76m x 1.74m



first floor

bedroom 1	22'2" x 15'11"
en-suite 1	7'2" x 7'1"
bedroom 2	14'3" x 9'8"
en-suite 2	8'4" x 6'11"
bedroom 3	13'2" x 11'10"
bedroom 4	11'10" x 10'2"
bedroom 5	9'8" x 7'5"
bathroom	9'2" x 7'3"

bedroom 1	6.75m x 4.85m
en-suite 1	2.18m x 2.15m
bedroom 2	4.35m x 2.95m
en-suite 2	2.55m x 2.11m
bedroom 3	4.02m x 3.60m
bedroom 4	3.60m x 3.09m
bedroom 5	2.95m x 2.25m
bathroom	2.80m x 2.21m

the bowdon
5 bed detached house

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everything considered.

got questions?
call 01492 703 025



email: parcbodafon@anwyl.co.uk
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