

**GERDDI MADRYN, CHWILOG, LL53 6TH**

**PHASE ONE**

**PHASE TWO**

**ALL SOLD**



**Tom Parry**

**3 BEDROOM HOUSE - PLOT 9 - TYPE B**

**£235,000**

## THE DEVELOPMENT

Gerddi Madryn is an exciting new development of 15 well specified and architecturally designed homes accessed off an estate road.

Following the successful launch of Phase 1, when all of the houses were reserved over an eight week period, Phase 2 is now being launched and we are now marketing the house to be built on Plot 9. Plot 9 comprises a three bedroomed house with adjoining garage. The house has a generous west facing rear garden overlooking the adjoining open fields.

The specification includes fully fitted kitchens with integrated appliances including a hob, double oven, fridge freezer and dishwasher. Each master bedroom has an en-suite shower room.

## CHWILOG

Chwilog is located off the A497 which is the main route along the southern side of the Llyn Peninsula. The road connects the local centres of Pwllheli (5 miles), Criccieth (4 miles) and Porthmadog (9 miles). The village is quiet and peaceful, having a primary school and an independent butcher also selling a wider range of fresh produce.

Pwllheli has a number of national retailers such as Asda & Wilkinson whilst Porthmadog benefits from Tesco, Aldi and Lidl.

The university city of Bangor is approximately 30 miles away with a mainline train station. There are multiple national retailers such as Marks & Spencer, Debenhams, Next, Boots etc. present.

## SPECIFICATION

- \* Master bedrooms with en-suite shower room
- \* Gas fired central heating
- \* Fully fitted kitchen with integrated appliances
- \* All external doors fitted with 5 lever security locks
- \* Private garages
- \* Brick paviour driveway
- \* Lawned gardens to front and rear
- \* Fully fenced rear garden
- \* 10 year NHBC warranty
- \* High thermal efficiency to energy saving specification
- \* EPC & Outline Specification available on request
- \* Downlighters in the kitchen, bathroom and ensuite.



# TYPE 'B'

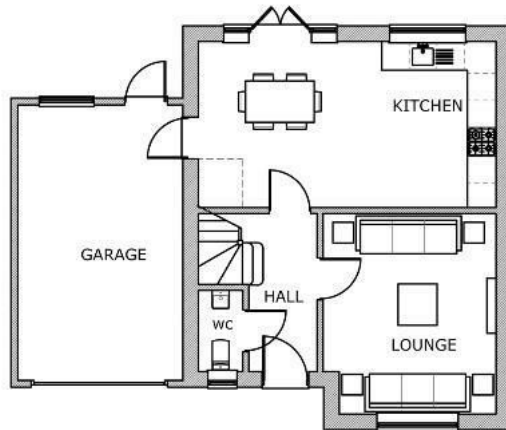
## 3 bedrooms



PROPOSED FRONT ELEVATION.

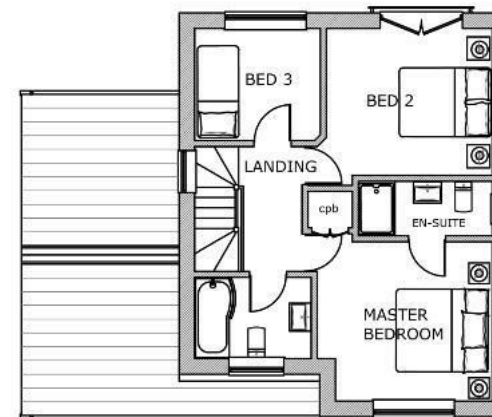


PROPOSED REAR ELEVATION.



PROPOSED GROUND FLOOR PLAN.

kitchen = 21ft 3in x 11ft 9in (6500 x 3625mm)  
 lounge = 12ft 4in x 14ft 3in (3775 x 4375mm)  
 w.c. = 3ft 1in x 5ft 8in (975 x 1775mm)  
 garage = 11ft 10in x 19ft 6in (3600 x 6000mm)



PROPOSED FIRST FLOOR PLAN.

master = 12ft 6in x 11ft 9in (3880 x 3475mm)  
 en-suite = 9ft 5in x 3ft 11in (2925 x 1200mm)  
 bedroom 2 = 11ft 8in x 10ft 6in (3625 x 3200mm)  
 bedroom 3 = 9ft 1in x 8ft 1in (2750 x 2450mm)  
 bathroom = 8ft 9in x 5ft 8in (2548 x 1775mm)

All of the plans are for layout guidance purposes only, not drawn to scale unless stated with the position and sizes of the windows and door openings being approximate. Whilst every care has been taken in the preparation of the plans, please check the dimensions, shapes and before making any decisions reliant upon them. With the exception of the fitted kitchen units and appliances and the bathroom units then all furniture, fixtures and fittings including cupboards as shown on the plans, or otherwise, will not be supplied or installed by the seller. Any items to be supplied and installed by purchaser will be at its cost and, if any modifications alterations are required to accommodate their installation and use, then these would be the responsibility of, and at the cost of, the purchaser.



THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

