

# THE PENDINE - COPA'R BRYN, LLYSFAEN



GROUND FLOOR

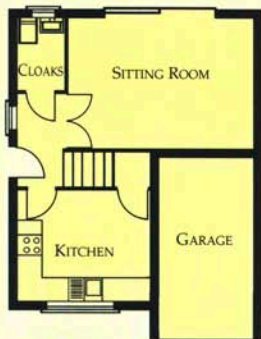
FIRST FLOOR

**GROUND FLOOR DIMENSIONS**

CLOAKS	3'11" x 6'4"
SITTING	16'10" x 12'
KITCHEN/DINING	11'8" x 10'
GARAGE	16' x 8'6"

**FIRST FLOOR DIMENSIONS**

BEDROOM 1	19'7" x 11'7"
BEDROOM 2	10' x 9'10"
BEDROOM 3	8'6" x 9'
BATHROOM	5'3" x 8'
EN SUITE	5'3" x 8'



# THE TUDOR - COPA'R BRYN, LLYSFAEN



## GROUND FLOOR DIMENSIONS

- DINING 8'9" x 10'5"
- KITCHEN 10'5" x 8'2"
- SITTING ROOM 13'7" x 14'5"
- WC 5'7" x 3'3"

## FIRST FLOOR DIMENSIONS

- BEDROOM 1 10'4" x 10'2"
- BEDROOM 2 10'5" x 10'5"
- BEDROOM 3 7'2" x 7'2"
- BATHROOM 6'6" x 6'2"



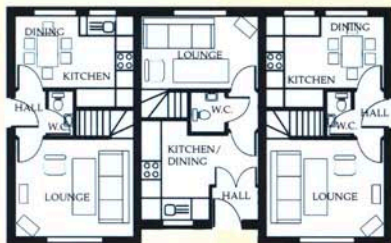
**Please Note:** Elevation treatments will vary from plot to plot, please ask sales negotiator for specific details. These dimensions are for guidance only. They are not intended to be used for carpet sizes, appliance spaces, or items of furniture, and purchasers should satisfy themselves by inspection of their specific property regarding any critical dimensions.

# THE COLWYN - COPA'R BRYN, LLYSFAEN



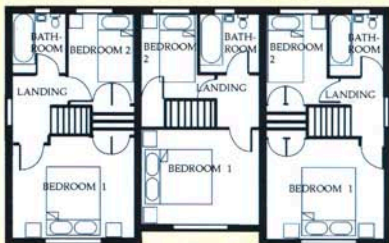
## GROUND FLOOR

LOUNGE 14'2" x 11'2"	LOUNGE 14'2" x 9'9"	LOUNGE 14'2" x 11'2"
KITCHEN 14'6" x 6'9"	KITCHEN/ DINING 14'2" x 10'5"	KITCHEN 14'6" x 6'9"
DINING 8'6" x 6'6"		DINING 8'6" x 6'6"



## FIRST FLOOR

BEDROOM 1 14'2" x 11'2"	BEDROOM 1 14'2" x 10'6"	BEDROOM 1 14'2" x 11'2"
BEDROOM 2 10'9" x 7'6"	BEDROOM 2 9'9" x 7'4"	BEDROOM 2 10'9" x 7'6"
BATHROOM 7'3" x 6'6"	BATHROOM 6'3" x 4'3"	BATHROOM 7'3" x 6'6"



**PENRHYN**  
• HOMES •

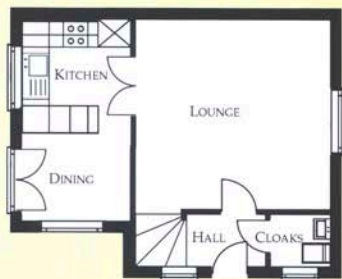
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# THE POWYS - COPA'R BRYN, LLYSFAEN



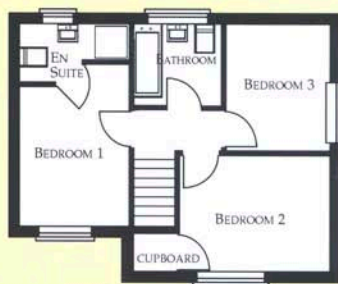
Ground Floor



## GROUND FLOOR DIMENSIONS

- LOUNGE 15'2" x 14' 8"
- KITCHEN 10'4" x 9' 0"
- DINING 10'4 x 7'7"

First Floor



## FIRST FLOOR DIMENSIONS

- BEDROOM 1 13'5" x 10'6"
- BEDROOM 2 11'9" x 9'6"
- BEDROOM 3 9'6" x 8'3"
- BATHROOM 6'6" x 5'9"
- EN SUITE 7'6" x 2'3"



PENRHYN  
• HOMES •

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# THE SNOWDON - COPA'R BRYN, LLYSFAEN

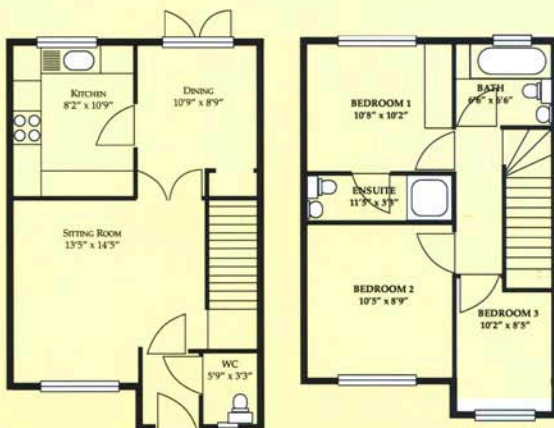


## GROUND FLOOR DIMENSIONS

- DINING 10'9" x 8'9"
- KITCHEN 8'2" x 10'9"
- SITTING ROOM 13'5" x 14'5"
- WC 5'9" x 3'3"

## FIRST FLOOR DIMENSIONS

- BEDROOM 1 10'8" x 10'2"
- BEDROOM 2 10'5" x 8'9"
- BEDROOM 3 10'2" x 8'5"
- BATHROOM 6'6" x 6'6"



# THE CONWY/CAENARVON - TREM Y DON, LLYSFAEN



## CONWY Ground Floor

LOUNGE 14'2" x 11'2"  
KITCHEN 14'6" x 6'9"  
DINING 8'6" x 6'6"

## CAERNARVON Ground Floor

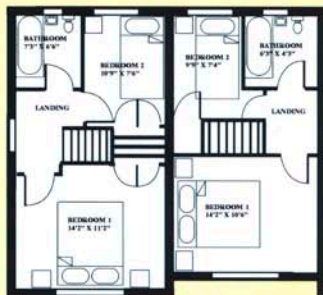
LOUNGE 14'2" x 9'9"  
KITCHEN 14'2" x 10'5"  
/DINING

## CONWY First Floor

BEDROOM 1 14'2" x 11'2"  
BEDROOM 2 10'9" x 7'6"  
BATHROOM 7'3" x 6'6"

## CAERNARVON First Floor

BEDROOM 1 14'2" x 10'6"  
BEDROOM 2 9'9" x 7'4"  
BATHROOM 6'3" x 4'3"



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# THE CARMEL - COPA'R BRYN, LLYSFAEN



## DIMENSIONS

- LOUNGE
- KITCHEN
- BEDROOM 1
- BEDROOM 2
- BATHROOM

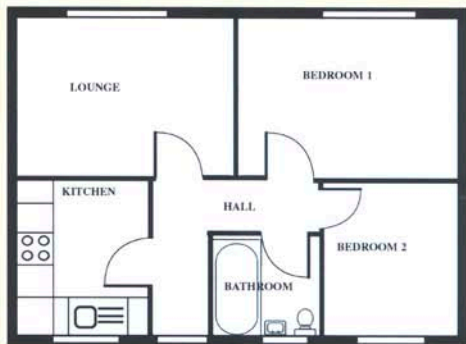
13'6" x 9'9"

9'6" x 8'2"

13'8" x 9'9"

9'6" x 8'2"

6'6" x 5'9"



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# THE SNOWDON - COPA'R BRYN, LLYSFAEN

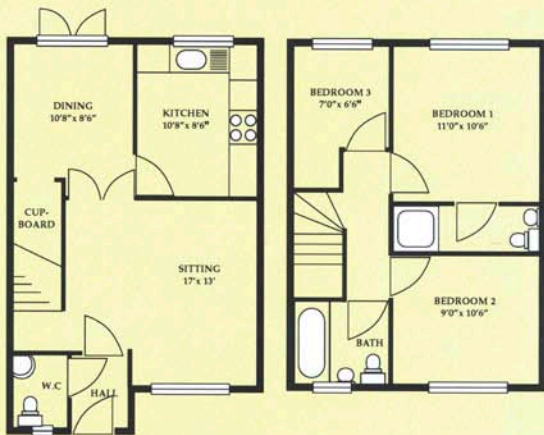


## GROUND FLOOR DIMENSIONS

- DINING 7'9" x 9'9"
- KITCHEN 10'2" x 7'9"
- SITTING ROOM 12'8" x 13'8"
- WC 5'2" x 3'3"

## FIRST FLOOR DIMENSIONS

- BEDROOM 1 10'6" x 9'2"
- BEDROOM 2 10' x 9'2"
- BEDROOM 3 8'2" x 6'6"
- BATHROOM 6'6" x 6'3"



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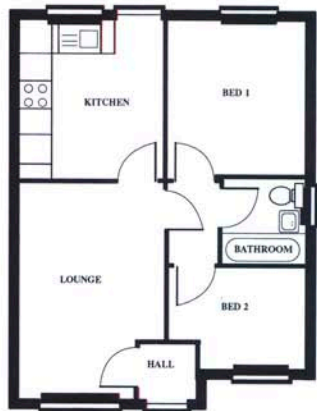


# THE GYFFIN - TREM Y DON, LLYSFAEN



#### DIMENSIONS

- LOUNGE 15'5" x 10'6"
- KITCHEN 10'2" x 11'5"
- BEDROOM 1 11'5" x 9'9"
- BEDROOM 2 9'2" x 7'3"
- BATHROOM 6'3" x 5'6"



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PENRHYN  
• HOMES •

# THE BEAUMARIS - TREM Y DON, LLYSFAEN

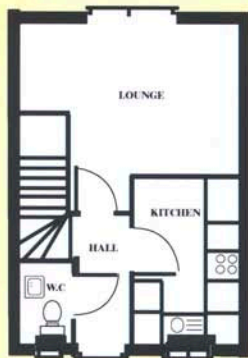


Ground Floor

First Floor

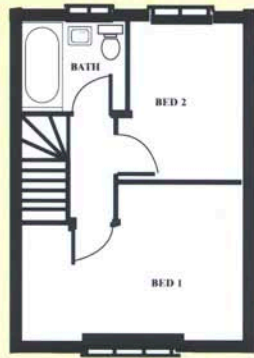
## GROUND FLOOR DIMENSIONS

- LOUNGE 14'6" x 9'9"
- KITCHEN 10'9" x 6'9"
- HALL 8'2" x 3'6"
- W.C. 4'9" x 3'3"



## FIRST FLOOR DIMENSIONS

- BEDROOM 1 14'6" x 10'2"
- BEDROOM 2 10'2" x 8'2"
- BATHROOM 6'9" x 5'9"



PENRHYN  
• HOMES •

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