

Willow Fields
MAES HELYG
Llangollen

Standard Sales Specification	Barrington 5 Bed 2365 ft ²	Bradman 5 Bed 2385 ft ²	Dinas 4 Bed 2122 ft ²	Conway 4 Bed 1,672 sq ft	Derwen 4 Bed 1400 ft ²	Llanferres 4 Bed 1,250 sq ft	Corwen 4 Bed 1047 ft ²	Bodfari 3 Bed 954 ft ²	Berwyn 3 Bed 939 sq ft ²	Kinmel 3 Bed Semi 768 ft ²	Henllan 2 Bed End/terraced 711 ft ²
KITCHEN											
Modern quality fitted kitchen with choice of finish*	•	•	•	•	•	•	•	•	•	•	•
Granite / Stone worktops in kitchen (choice from range). Laminate in utility	•	•	•	•	•						
Laminate worktops (choice from range)						•	•	•	•	•	•
Built in Hotpoint single electric oven						•	•	•	•	•	•
Built in Hotpoint double oven	•	•	•	•	•						
Hotpoint 4 ring gas hob & canopy style cooker hood in stainless steel						•	•	•	•	•	•
Hotpoint 5 ring gas hob & canopy style cooker hood in stainless steel	•	•	•	•	•						
Integrated fridge freezer	•	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•	•	•	•	•	•
Soft close kitchen cupboard doors	•	•	•	•	•	•	•	•	•	•	•
Space and plumbing for washing machine	•	•	•	•	•	•	•	•	•	•	•
Stainless steel 1 1/2 bowl inset sink with chrome taps						•	•	•	•	•	•
Stainless steel 1 1/2 bowl under-mounted sink with chrome taps	•	•	•	•	•						
Floor tiling to kitchen area only and utility* (choice from standard range)	•	•	•								
BATHROOM AND EN-SUITE											
Contemporary white bathroom suites with chrome taps	•	•	•	•	•	•	•	•	•	•	•
Thermostatically controlled shower, low profile shower tray & enclosure	•	•	•	•	•	•	•	•	•	•	•
Fully tiled shower enclosure (from standard range of tiles)	•	•	•	•	•	•	•	•	•	•	•
Half-height ceramic tiling to bathroom and master en-suite (from standard range)	•	•	•								
Ceramic tiled splash-back to bath and washbasin (from standard range of tiles)	•	•	•	•	•	•	•	•	•	•	•
Ceramic floor tiles to bathroom and master en-suite (from standard range of tiles)	•	•	•								
Chrome towel rail to bathroom and en-suite	•	•	•								
LED downlights	•	•	•	•	•	•	•	•	•	•	•
GENERAL											
Chimney with class 1 flue	•	•	•								
White painted interior doors with chrome furniture	•	•	•	•	•	•	•	•	•	•	•
Downstairs cloakroom	•	•	•	•	•	•	•	•	•	•	•
Almond white emulsion to walls. White gloss paint to internal woodwork	•	•	•	•	•	•	•	•	•	•	•
Skimmed Plaster ceilings to all rooms	•	•	•	•	•	•	•	•	•	•	•
Low Maintenance uPVC double glazed windows throughout	•	•	•	•	•	•	•	•	•	•	•
Velux roof-lights	•	•	•	•	•	•	•	•	•	•	•
Electric point and light to garage (where applicable)	•	•	•	•	•	•	•	•	•		
High-security insulated front and rear doors	•	•	•	•	•	•	•	•	•	•	•
Landscaped front lawn/garden. Rear gardens to be soiled and rotovated	•	•	•	•	•	•	•	•	•	•	•
BT "Fibre to The Premises" provided	•	•	•	•	•	•	•	•	•	•	•
ELECTRICAL											
TV point to lounge and family room/area (where applicable)	•	•	•	•	•	•	•	•	•	•	•
TV point to master bedroom, bedroom 2, and study (where applicable)	•	•	•	•	•	•	•	•	•	•	•
TV point to remaining bedrooms	•	•	•								
Recessed spotlights to kitchen area, bathroom and en-suite	•	•	•	•	•	•	•	•	•	•	•
White sockets and switches to all areas	•	•	•	•	•	•	•	•	•	•	•
Telephone point to lounge, hall and master bedroom	•	•	•	•	•	•	•	•	•	•	•
Shaver socket to en-suite	•	•	•	•	•	•	•	•	•	•	•
External light to front	•	•	•	•	•	•	•	•	•	•	•
External light to rear	•	•	•	•	•	•	•	•	•	•	•
ENERGY SAVING FEATURES											
Double glazed PVCu sealed units with adjustable ventilators to windows	•	•	•	•	•	•	•	•	•	•	•
Highly insulated ground floors, cavity walls and roof voids	•	•	•	•	•	•	•	•	•	•	•
High efficiency gas central heating	•	•	•	•	•	•	•	•	•	•	•
SAFETY AND SECURITY											
High security French doors with lockable handles to windows	•	•	•	•	•	•	•	•	•	•	•
Interconnected smoke detectors	•	•	•	•	•	•	•	•	•	•	•
Fire sprinkler system	•	•	•	•	•	•	•	•	•	•	•
6ft High fencing to rear gardens	•	•	•	•	•	•	•	•	•	•	•
Electronic burgular alarm system	•	•	•								
Customer care (2 years)	•	•	•	•	•	•	•	•	•	•	•
Peace of mind with 10 year NHBC warranty	•	•	•	•	•	•	•	•	•	•	•