

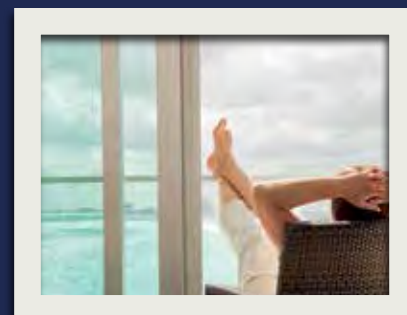
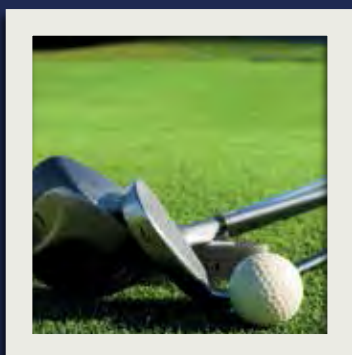
*The latest addition to the*

RESIDENTIAL PORTFOLIO

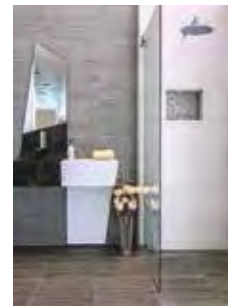


# Awel Y Môr

Only 14 contemporary townhouses located in a prime position overlooking the seafront at Pwllheli.



Luxury homes to make your own



## Finishing Touches

- Luxury fully fitted kitchens with integrated appliances
- Porcelanosa Urban Sanitaryware with contemporary chrome fittings
- Porcelanosa wall and floor tiling to bathrooms & en-suite
- Chrome heated towel rails to bathrooms & en-suite
- Stylish vertical panelled white internal doors with chrome handles
- Modern staircase with white and chrome finishes
- Glass balustrade to first floor balcony
- Bi -folding balcony doors from the lounge
- Modern external light fittings
- Gas central heating

All images used are not representative of the final finish or design. Please confirm exact specification details for individual properties with the sales advisor. These specification details are for general purposes only and do not form part of any contract. Watkin Jones Homes reserves the right to make alterations as may be required without prior notification.

## DEVELOPMENT PLAN

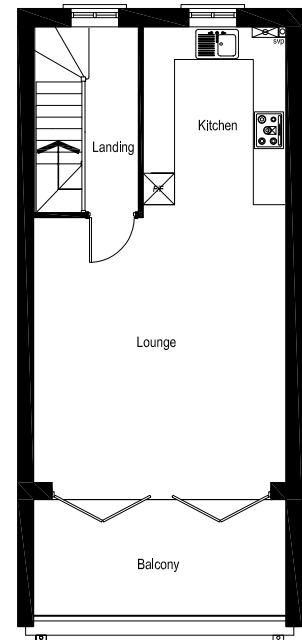
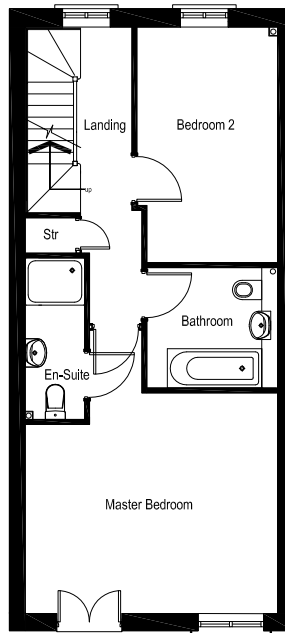
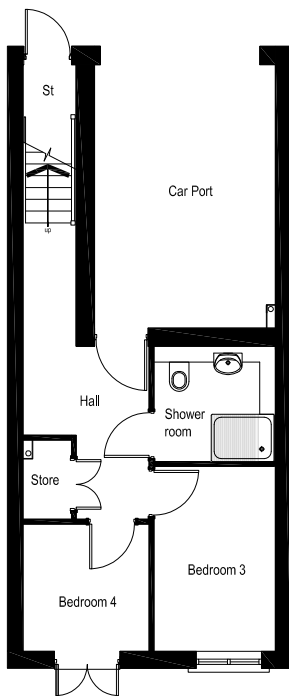
- COLWYN (Col)  
3 BEDROOM HOUSE
- TREMADOG (Tre)  
4 BEDROOM HOUSE



We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise.

# The Tremadog

4 BEDROOM TOWNHOUSE WITH CAR PORT



## GROUND FLOOR

Carport	5.02 x 3.44m	(16'5" x 11'3")
Shower Room	2.31 x 2.19m	(7'6" x 7'2")
Bedroom 3	3.53 x 2.31m	(11'6" x 7'6")
Bedroom 4	2.42 x 2.40m	(7'11" x 7'10")
Store	1.50 x 0.92m	(4'11" x 3'0")

## FIRST FLOOR

Master Bedroom	4.81 x 4.21m	(15'9" x 13'9")
Bedroom 2	4.49 x 2.68m	(14'8" x 8'9")
Bathroom	2.50 x 2.31m	(8'2" x 7'6")
En-suite	3.08 x 1.13m	(10'1" x 3'8")
Store	0.96 x 0.67m	(3'1" x 2'2")

## SECOND FLOOR

Kitchen	3.64 x 2.72m	(11'11" x 8'11")
Lounge	5.05 x 4.81m	(16'6" x 15'9")
Balcony	4.81 x 2.20m	(15'9" x 7'2")

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## Awel Y Môr – Pwllheli, Gwynedd, LL53 5BP

Watkin Jones Homes contemporary development is fabulously located overlooking the seafront at Pwllheli. This famous seaside town offer plenty of local amenities including:

- Golf course
- Close to the Marina
- Cafes & Restaurants
- Open air market
- Tourist attractions and landmarks
- Waterfront leisure
- Walks along the coastal paths

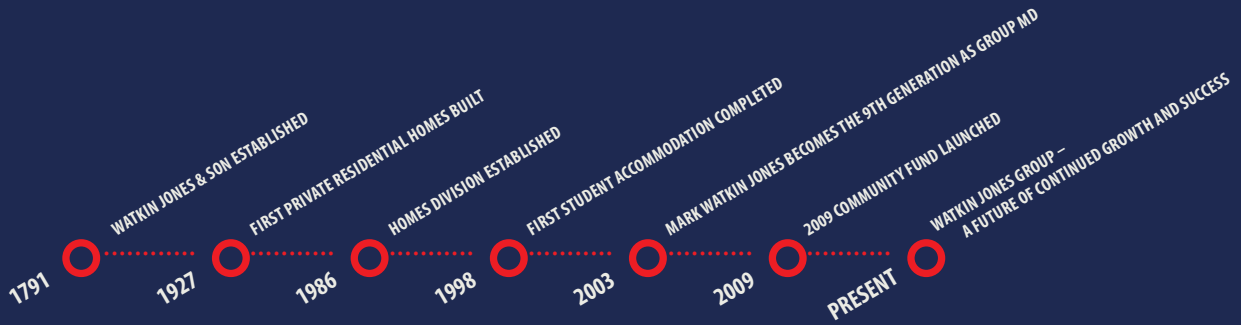


Awel Y Môr... Seafront living



HOMES : CONSTRUCTION : STUDENT ACCOMMODATION  
BUILDING THE FUTURE

Watkin Jones Group has been creating dynamic spaces for work, home and leisure throughout the UK for over 200 years.



**Watkin Jones Homes**

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