

PLAS Y COED

PORTH PENRHYN, BANGOR

Twelve luxury apartments set within a Grade II listed building

PLAS Y COED

place by the trees

PORTH PENRHYN, BANGOR

The grade II listed house and stables were built between 1863 and 1878 on the site of the former 17th century classical villa "Lime Grove". Originally built as home to the Penrhyn Estate manager, Captain Pennant Lloyd, the house is spectacularly located on the North Wales coast, close to the harbour at Porth Penrhyn and adjacent to historic Penrhyn Castle and park.

Plas Y Coed was designed in the Victorian gothic revival style and constructed of local granite and slate, ornately decorated with Anglesey Limestone used as a striking contrast for quoins, window surrounds, mullions, transoms and the main entrance balustrade. A significant architectural feature of this impressive, two storey historic house are the full-height gable chimney stacks with moulded cappings on the north and south facing elevations.

Principle entry is from the north and leads into the dramatic main entrance hall, which retains much of its original character, including the sweeping panelled staircase, gothic stone arches, the original fireplace and polychromatic ceramic floor tiles.

Screened by banks of mature woodland (as the name suggests), Plas Y Coed faces the Menai Straits, Porth Penrhyn and Hirael Bay to the north and the spectacular mountains of Snowdonia to the south.





*Lovely the woods, waters, meadows, combes, vales,
All the air things wear that build this world of Wales.*

Gerard Manley Hopkins

THE PERFECT PLACE TO CALL HOME

Plas Y Coed is located on the eastern edge of Bangor, a vibrant University city with a history dating back 1500 years. Lying close to the Menai Straits and Anglesey with the mountains of Snowdonia National Park providing a spectacular natural backdrop, the area is a walkers paradise with fishing villages, estuaries and miles of sandy beaches such as nearby Hirael Bay waiting to be explored.

Plas Y Coed also falls within the Dyffryn Ogwen/Ogwen Vally landscape of special historic interest with the Greenwood Forest Park a particular local family attraction. The 83 mile circular Snowdonia Slate Trail starts close by at Porth Penrhyn and forms part of the Gwynedd Slate Industry Candidate World Heritage Site. In addition, new circular coastal walks have recently been developed by Gwynedd Council, giving you the opportunity to appreciate in full the rich nature, heritage and culture of this area of North Wales coast.





STARTING WITH A CLEAN SLATE

The wealth of this region was based on the successful slate quarrying industry in the 18th century leading to the development of nearby Bangor and Porth Penrhyn creating property such as Plas Y Coed, then known as Lime Grove, and Penrhyn Castle.

Plas Y Coed was built on the site of an earlier Georgian house known as Lime Grove, demolished in 1860 to make way for the new residence. The date of the current construction is evidenced by the iron hopper heads of the rain water pipes, which date back to 1863. The building remained the residence of Penrhyn Estate up until 1970 when it was purchased by Caernarfon County Council and converted to a residential retirement home.

Watkin Jones acquired Plas Y Coed and have now completed a sympathetic conversion of the grade 2 listed house and ancillary buildings into 12 elegant and luxurious apartments whilst retaining much of the building's original gothic style architectural features.





CHDP
1829

◊ ◊ ◊ RESTORATION ◊ ◊ ◊

COME HOME TO A WORLD OF LUXURY

Approaching along the private driveway from Porth Penrhyn you will notice that the stunning architectural features of Plas Y Coed have been conserved.

The building has been meticulously restored to its former splendour with the retention of many fine architectural features such as the original hall fireplace, refurbished staircase and encaustic tiled floor.

The introduction of contemporary elements is sensitively balanced within this classic context, resulting in 12 highly individual living spaces with graceful proportions. Each of the luxury apartments has been designed to a scale and architectural style sympathetic to this grade II listed building.

Remaining traces of the original features have been expertly integrated with high specification fixtures and fittings throughout. Open-plan living areas and bright, spacious rooms create the quality bespoke homes only possible in an intimate development such as Plas Y Coed, effortlessly blending the traditional and the contemporary.







Plas Y Coed offers 12 unique apartments set over three floors, each retaining features of the original building alongside modern, contemporary styling. A selection of 1, 2 and 3 bedroom apartments finished to the highest standard now occupy this Grade II listed building.

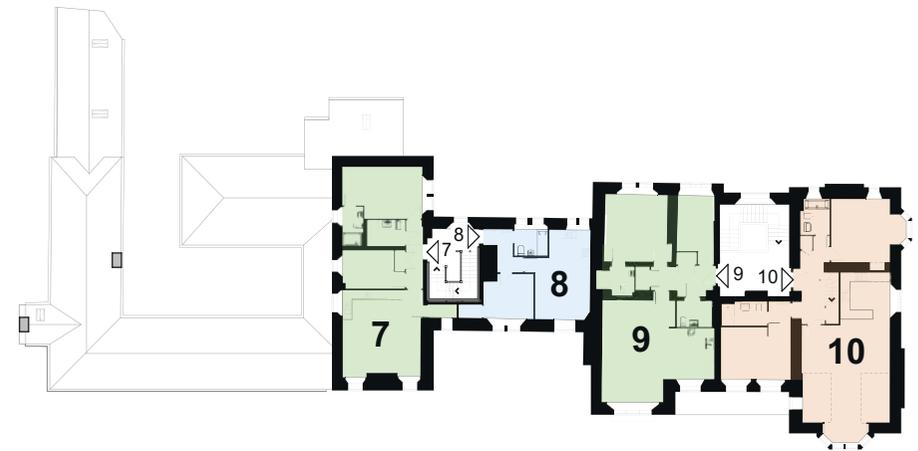
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

Watkin Jones Homes operates a policy of continuous improvement therefore individual details may change. Please check with the sales executive where choices are offered as this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form any part of a contract and buyers should make their own arrangements via a surveyor and / or solicitor to clarify any points. All room dimensions and floor plans are approximate and for general guidance only. Elevational treatments, landscaping details, positions and levels may vary.

GROUND FLOOR



FIRST FLOOR



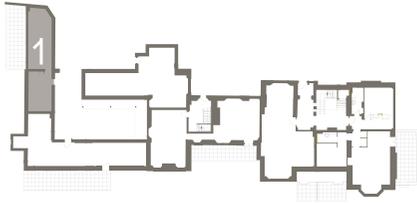
SECOND FLOOR



No.1

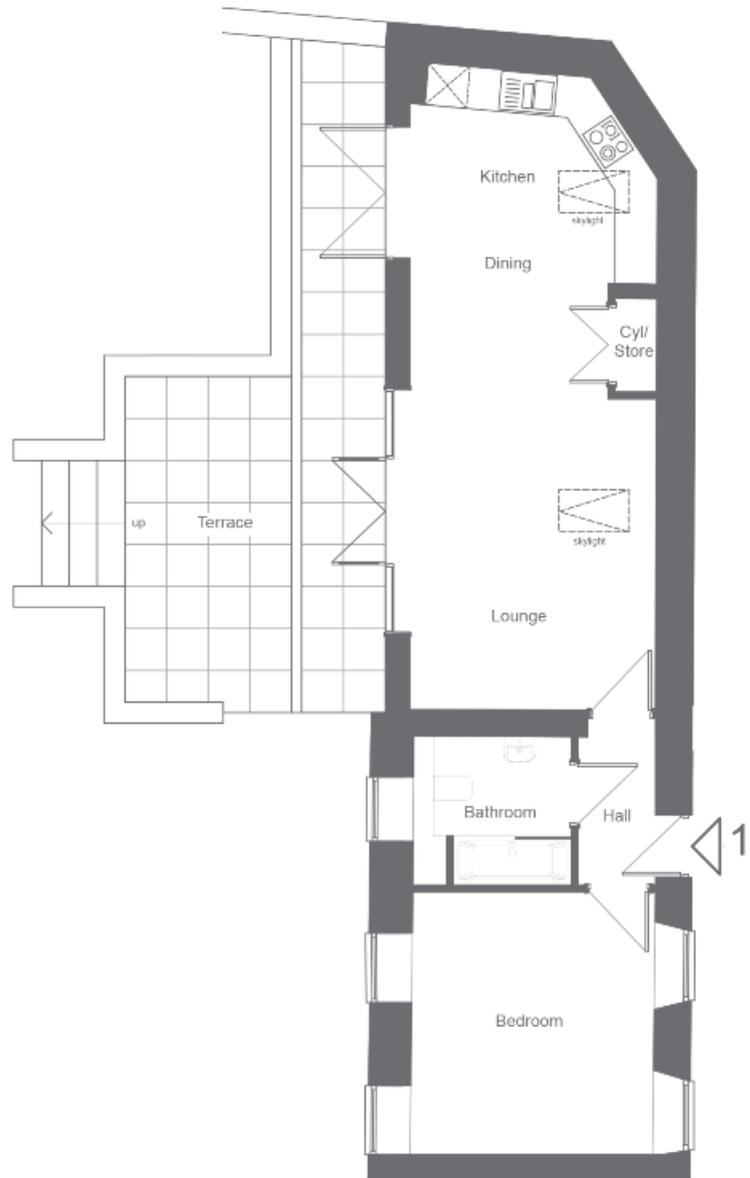
GROUND FLOOR

1 BEDROOM APARTMENT



Open plan kitchen / living space with standard height ceiling and two velux windows. Two French doors to terrace overlooking walled gardens. Gemini kitchen with oven, hob, microwave oven, fridge freezer and washer / dryer. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – with views to walled gardens. Front entrance accessed via courtyard.

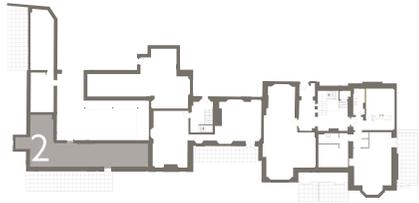
Lounge/Kitchen/ Dining	3.53 x 9.25m	(11'6" x 30'4")
Bedroom	3.48 x 3.75m	(11'5" x 12'3")
Bathroom	2.28 x 2.13m	(7'5" x 6'11")
Cyl/Store	0.65 x 1.30m	(2'1" x 4'2")
Terrace (approx)	3.70 x 4.60m	(12'1" x 15')



No.2

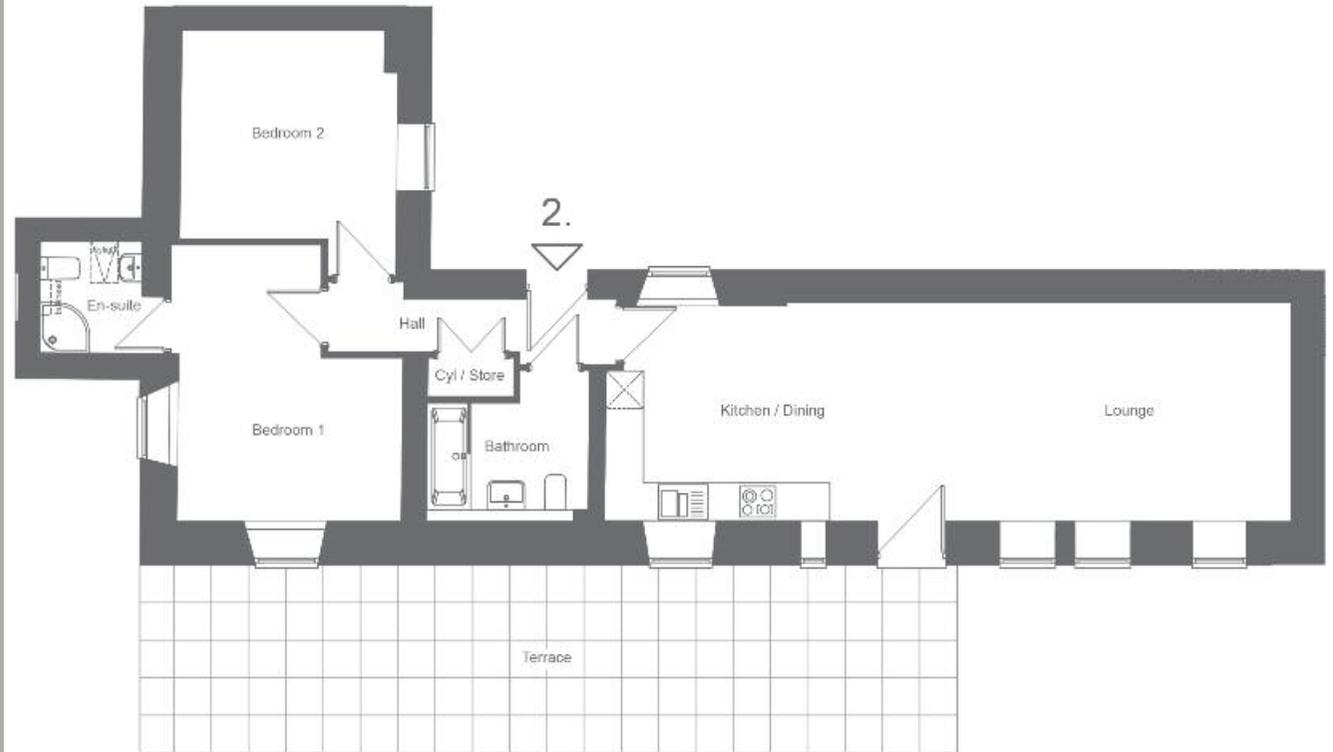
GROUND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with standard height ceiling. Front entrance accessed via courtyard. Rear door to terrace area with views to walled gardens. Gemini kitchen with oven, microwave oven, hob, fridge freezer and washer / dryer. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – with En-Suite and views to walled gardens. Bedroom 2 – overlooks front elevation. Front entrance accessed via courtyard.

Lounge	5.55 x 3.49m	(18'2" x 11'5")
Kitchen/Dining	5.51 x 3.44m	(18'0" x 11'3")
Bedroom 1	3.62 x 4.41m	(11'10" x 14'5")
En-Suite	1.64 x 1.77m	(5'4" x 5'9")
Bedroom 2	3.49 x 3.32m	(11'5" x 10'10")
Bathroom	2.61 x 2.40m	(8'6" x 7'10")
Cyl/Store	1.39 x 0.75m	(4'6" x 2'4")
Terrace	3.00 x 13.2m	(9'8" x 43'3")



No.3

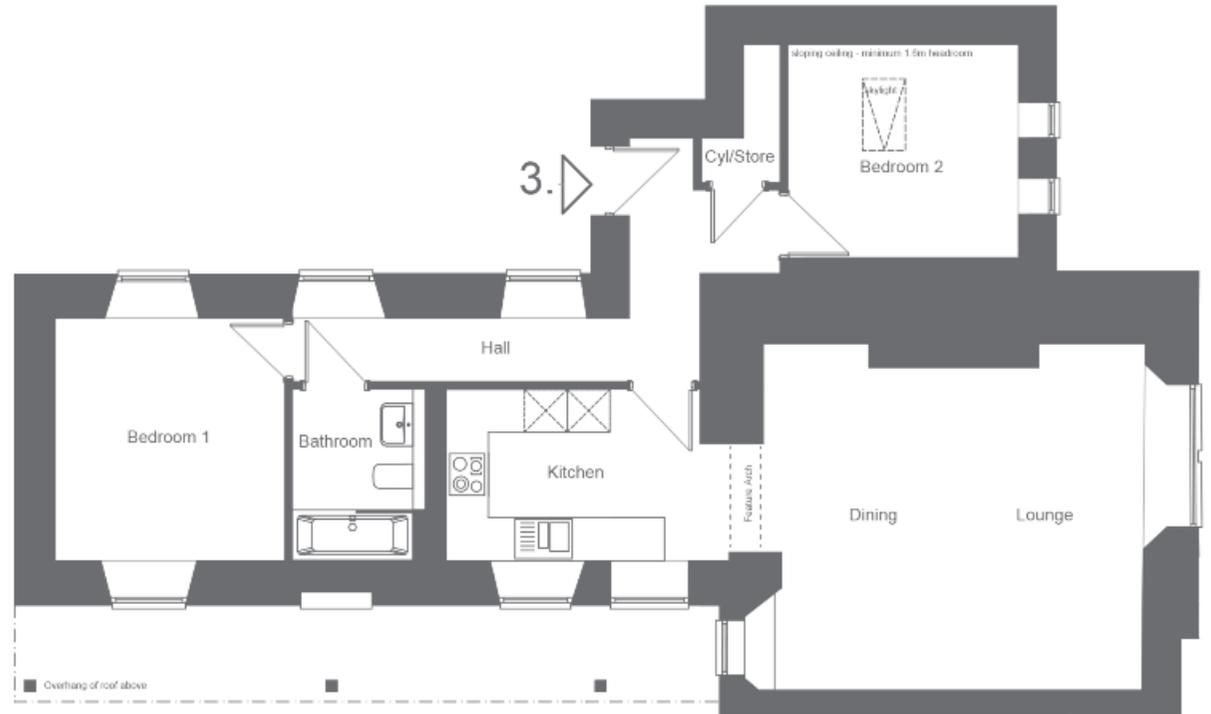
GROUND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with deep high level feature bay window to lounge. Gemini kitchen oven, hob, microwave oven, fridge freezer and washer / dryer. Overlooking central courtyard. Feature archway between lounge and kitchen. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Passage way leading to bedroom 1 and bathroom. Bedroom 1 – overlooks courtyard and front elevation. Bedroom 2 – with velux widow overlooks front elevation. Cobble pathway to front door.

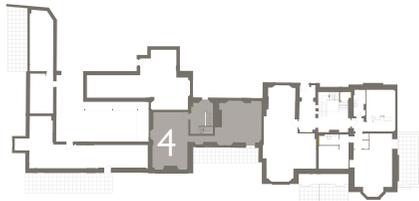
Lounge/Dining	5.37 x 4.83m	(17'7" x 15'10")
Kitchen	3.58 x 2.40m	(11'8" x 7'10")
Bedroom 1	3.23 x 3.38m	(10'7" x 11'1")
Bedroom 2	3.24 x 2.90m	(10'7" x 9'5")
Bathroom	1.90 x 2.40m	(6'2" x 7'10")
Cyl/Store	1.12 x 0.62m	(3'8" x 2'0")



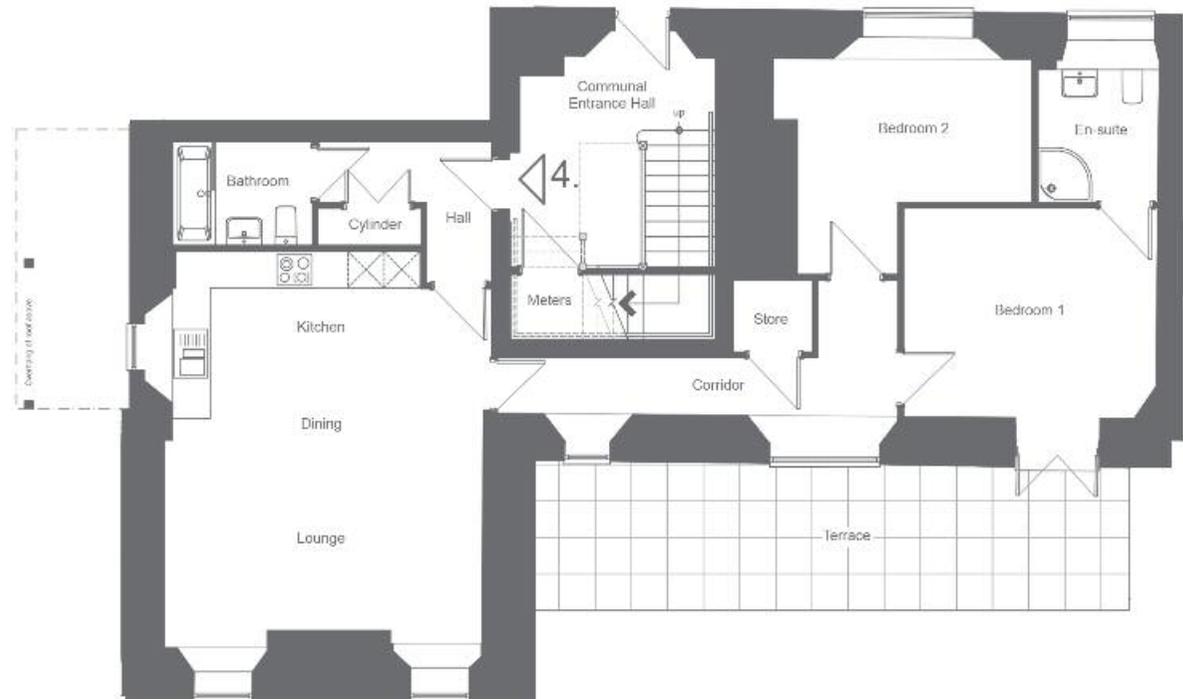
No.4

GROUND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Living area has two bay windows with views across to formal gardens. Extra deep skirting boards and cornicing throughout. Gemini kitchen with over, hob, microwave oven, dishwasher, fridge freezer and washer / dryer. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Passage way leading to bedrooms. Bedroom 1 – with double full height glazed doors leading to terrace and views to formal gardens. En –suite with corner shower tray, Porcelanosa tiling and sanitary ware. Bedroom 2 – overlooks front elevation with cornicing throughout. Apartment accessed via communal entrance hall.



Lounge/Kitchen

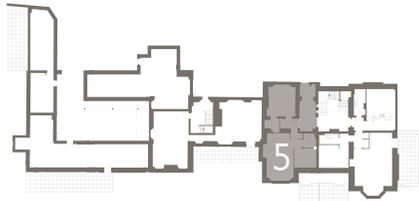
Dining	5.26 x 6.53m	(17'3" x 21'5")
Bedroom 1	4.22 x 3.43m	(13'10" x 11'3")
En-Suite	2.00 x 2.35m	(6'6" x 7'8")
Bedroom 2	4.30 x 3.55m	(14'1" x 11'7")
Bathroom	2.32 x 1.71m	(7'7" x 5'7")
Cylinder	1.31 x 1.18m	(4'3" x 3'10")
Store	1.71 x 0.61m	(5'7" x 2'0")
Terrace	2.40 x 9.90m	(7'8" x 32'4")



No.5

GROUND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Extra deep skirting boards, cornicing and laminate flooring to hall, lounge and kitchen. Living area has full height bay window with views to formal gardens. Feature arched recess to side of living area / kitchen. Gemini kitchen with integrated microwave, dishwasher, oven and wine rack. Feature arch to communal hallway & entrance. Bathroom featuring Porcelanosa flooring, tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Feature stone archway in shower. Double glazed handmade wooden sash windows. Bedroom 1 – featuring En –suite with shower. Bedroom 2 – with double doors to verandah and terrace with views to formal gardens. Apartment accessed via communal entrance hall.

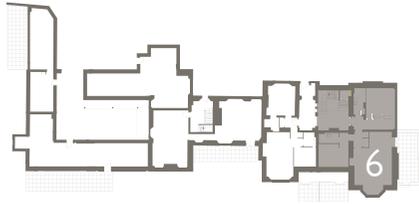
Lounge/Kitchen	4.07 x 6.70m	(13'4" x 21'11")
Dining	4.07 x 6.70m	(13'4" x 21'11")
Bedroom 1	4.12 x 4.44m	(13'6" x 14'6")
En-Suite	2.26 x 2.11m	(7'4" x 6'11")
Bedroom 2	3.33 x 2.91m	(10'11" x 9'6")
Bathroom	1.90 x 2.13m	(6'2" x 6'11")
Store	0.64 x 1.50m	(2'1" x 4'11")
Cylinder	0.69 x 0.82m	(2'3" x 2'8")
Veranda	1.30 x 3.00m	(4'2" x 9'8")
Terrace	3.00 x 3.00m	(9'8" x 9'8")



No.6

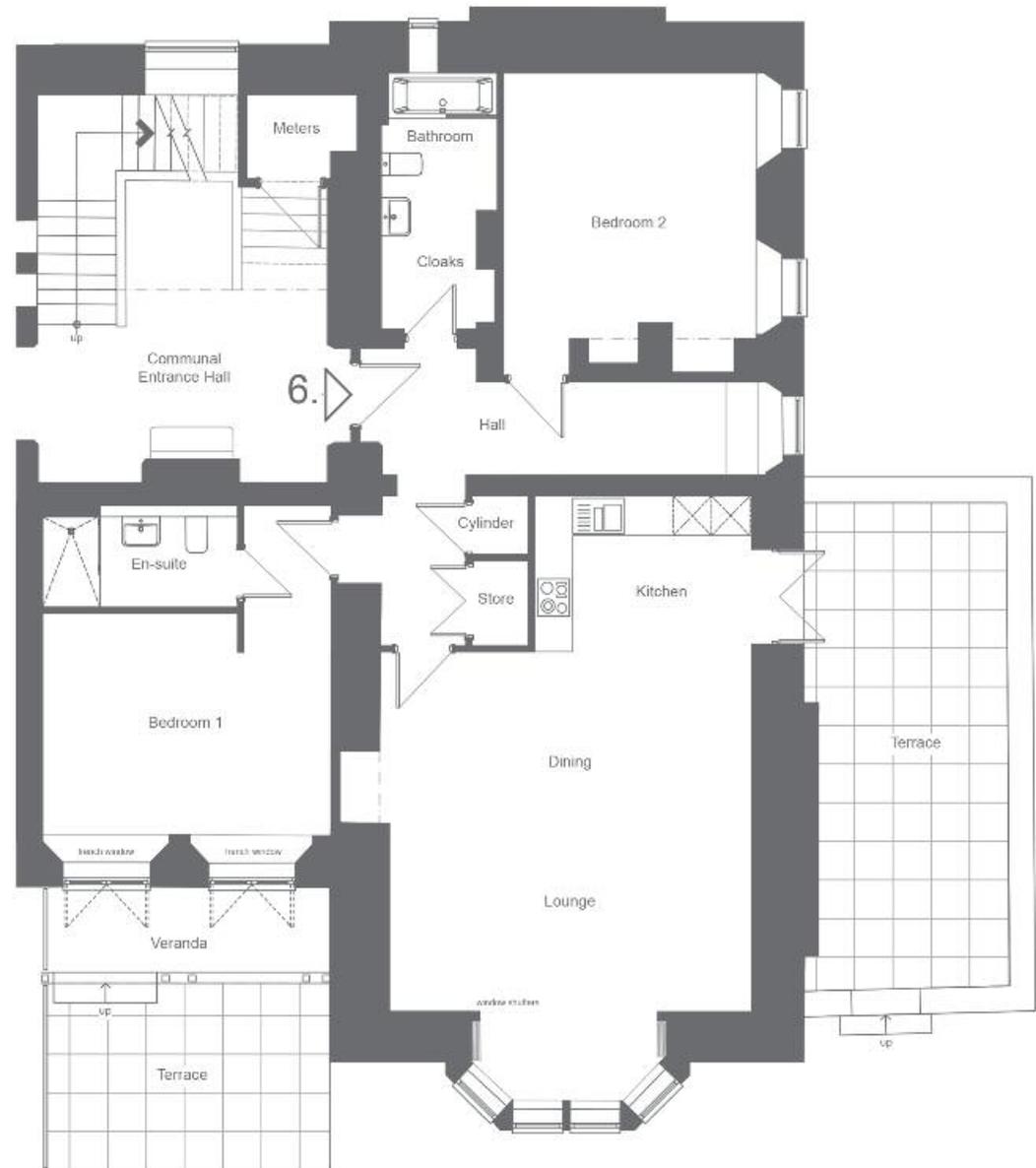
GROUND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Living area has full height bay window with views across to formal gardens. Extra deep skirting boards and corning throughout. Side entrance to private outdoor terrace. Gemini kitchen with quartz worktops and splashbacks. In built NEFF oven, hob and microwave. In built dishwasher, washer / dryer and fridge freezer. Feature window seat set within spacious hallway. Feature arch to communal hallway & entrance. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa flooring throughout. Double glazed handmade wooden sash windows. Bedroom 1 – with double full height glazed doors leading to verandah and terrace with views to formal gardens. En-suite with walk-in shower. Bedroom 2 – overlooks side elevation with corning throughout and views towards mature woodland. Apartment accessed via communal entrance hall.

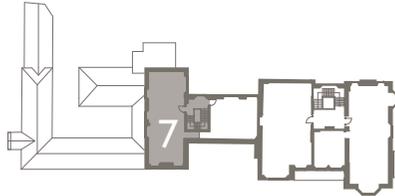
Lounge/Dining	5.67 x 5.59m	(18'7" x 18'4")
Kitchen	3.40 x 2.42m	(11'1" x 7'11")
Bedroom 1	4.51 x 5.11m	(14'9" x 16'9")
En-Suite	3.05 x 1.60m	(10'0" x 5'2")
Bedroom 2	3.95 x 4.65m	(12'11" x 15'3")
Bathroom	1.82 x 3.98m	(5'11" x 13'0")
Store	0.88 x 1.32m	(2'10" x 4'3")
Cylinder	0.88 x 0.91m	(2'10" x 2'11")
Veranda	1.30 x 4.40m	(4'2" x 14'4")
Terrace (gable)	3.20 x 7.50m	(10'5" x 24'6")
Terrace	3.00 x 4.40m	(9'8" x 14'4")



No.7

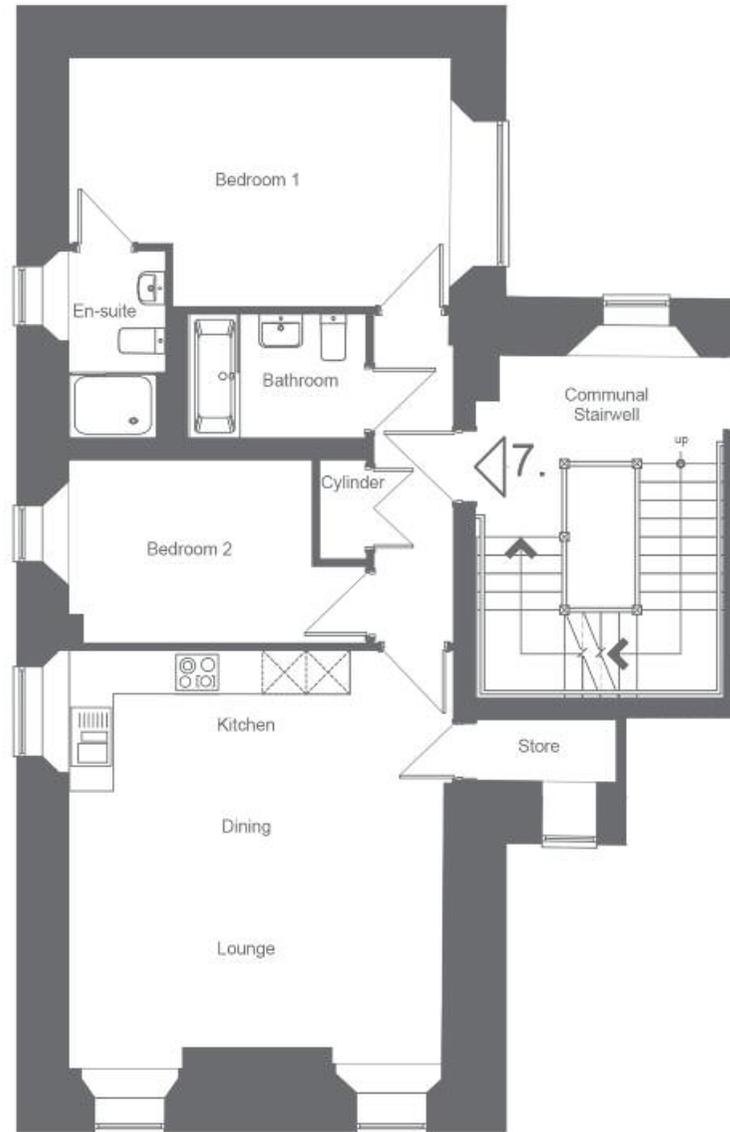
FIRST FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with standard height ceiling. Living area has views across to formal gardens at rear and side elevation overlooks central courtyard. Gemini kitchen with oven, hob, microwave oven, fridge freezer and washer / dryer.. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – overlooks main entrance with feature bay window and En-Suite with Porcelanosa tiling and sanitary ware. Bedroom 2 – overlooks courtyard. Apartment accessed via communal staircase and entrance hall.

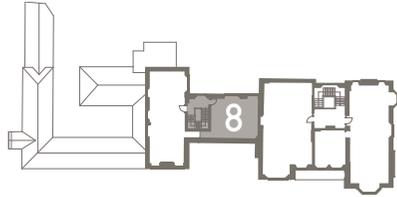
Lounge/Kitchen/ Dining	5.29 x 5.72m	(17'4" x 18'9")
Bedroom 1	5.27 x 3.41m	(17'3" x 11'2")
En-Suite	1.35 x 2.56m	(4'5" x 8'4")
Bedroom 2	4.10 x 2.51m	(13'5" x 8'2")
Bathroom	2.47 x 1.71m	(8'1" x 5'7")
Cylinder	0.65 x 1.36m	(2'1" x 4'5")
Store	1.95 x 0.86m	(6'4" x 2'10")



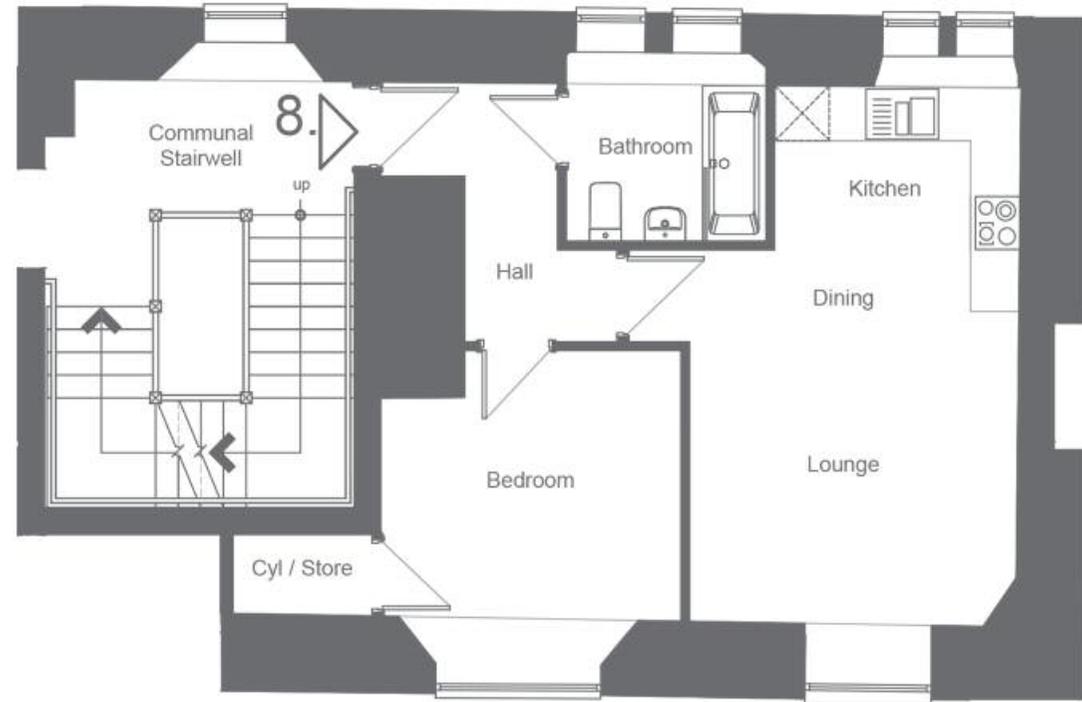
No. 8

FIRST FLOOR

1 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling and feature bay window. Gemini kitchen with oven, hob, microwave oven, fridge freezer and washer / dryer. Laminate flooring to hall, lounge and kitchen. Porcelanosa tiles and sanitary ware. Bathroom featuring Porcelanosa flooring. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – overlooks rear elevation with views to formal gardens. Bathroom with feature bay window. Apartment accessed via communal staircase and entrance hall.



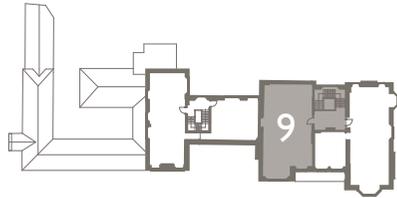
Lounge/Dining	3.64 x 4.06m	(11'11" x 13'4")
Kitchen	2.77 x 1.80m	(9'1" x 5'10")
Bedroom	3.32 x 2.96m	(10'10" x 9'8")
Bathroom	2.20 x 1.71m	(7'2" x 5'7")
Cyl/Store	1.56 x 0.86m	(5'1" x 2'10")



No. 9

FIRST FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Extra deep skirting boards and cornicing throughout. Living area has triple bay window with views to formal gardens. Gemini kitchen with integrated microwave, dishwasher, oven and fridge freezer. Additional store cupboard. Bathroom featuring Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – with recessed feature bay window to front elevation and en-suite with stone archway. Bedroom 2 – overlooks front elevation. Apartment accessed via communal staircase and entrance hall.

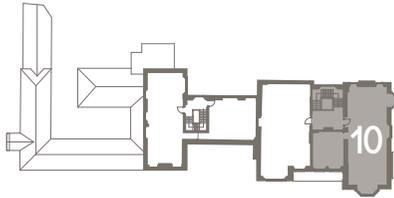
Lounge/Dining	4.78 x 6.70m	(15'8" x 21'11")
Kitchen	2.57 x 3.37m	(8'5" x 11'0")
Bedroom 1	4.12 x 4.46m	(13'6" x 14'7")
En-Suite	2.51 x 1.96m	(8'2" x 6'5")
Bedroom 2	2.44 x 4.51m	(8'0" x 14'9")
Bathroom	2.30 x 1.71m	(7'6" x 5'7")
Cylinder	0.91 x 1.50m	(2'11" x 4'11")
Store	1.35 x 0.70m	(4'4" x 2'3")



No.10

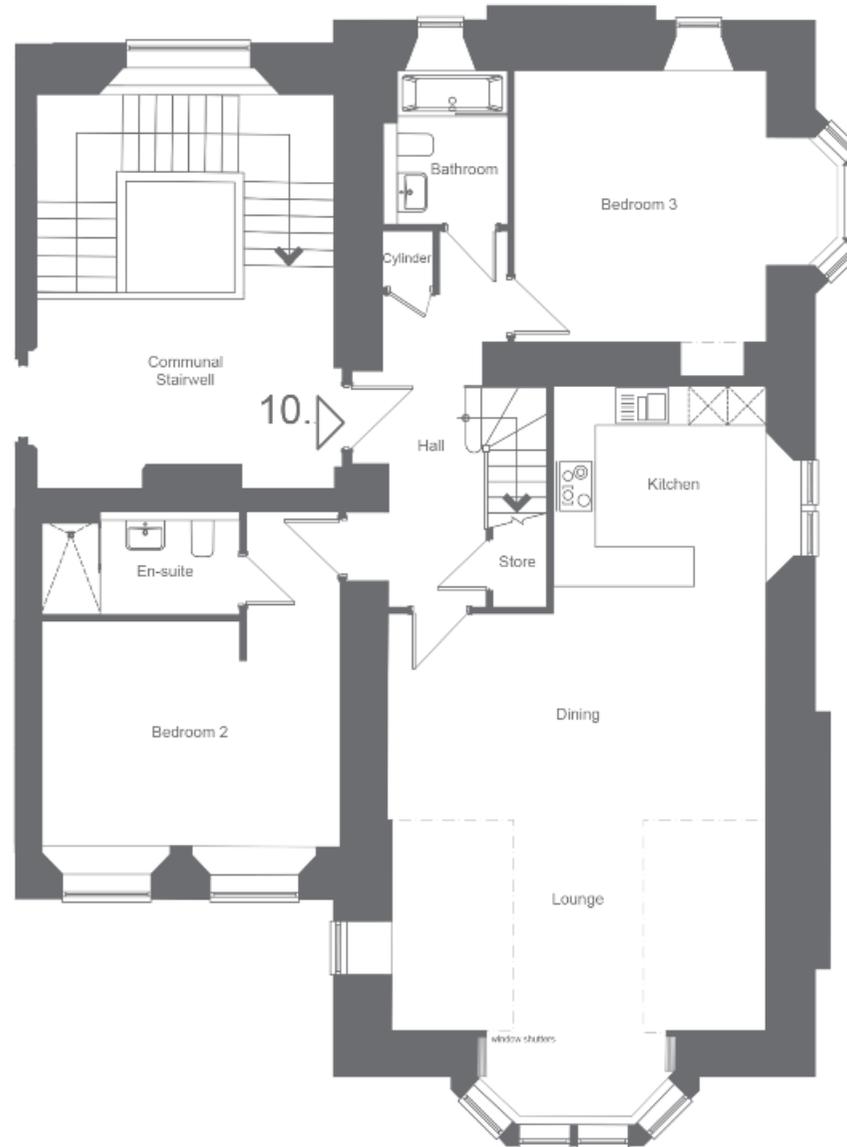
FIRST & SECOND FLOORS

3 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Extra deep skirting boards and corning throughout. Kitchen area has triple bay window with shutters and views to mature woodland. Gemini kitchen with integrated microwave, dishwasher, fridge freezer and washer / drier. Wine cabinet. Living area has large recessed bay window with views to formal gardens. Additional feature window to side of living area. Vaulted double height ceiling spaces to first floor. Luxury bathroom featuring Porcelanosa tiles and sanitary ware. Free standing bath with separate shower, double sink and storage. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Staircase to first floor. Master bedroom with velux window plus walk in dressing room with spotlights and fitted wardrobes. Walkway with glass balustrade to each side leading to south facing window overlooking formal gardens. Bedroom 2 – with double recessed feature bay window with views to formal gardens. En –suite with walk in shower. Bedroom 3 – overlooks side elevation. Apartment accessed via shared landing & staircase.

FIRST FLOOR



SECOND FLOOR

No.10

FIRST & SECOND FLOORS

3 BEDROOM APARTMENT

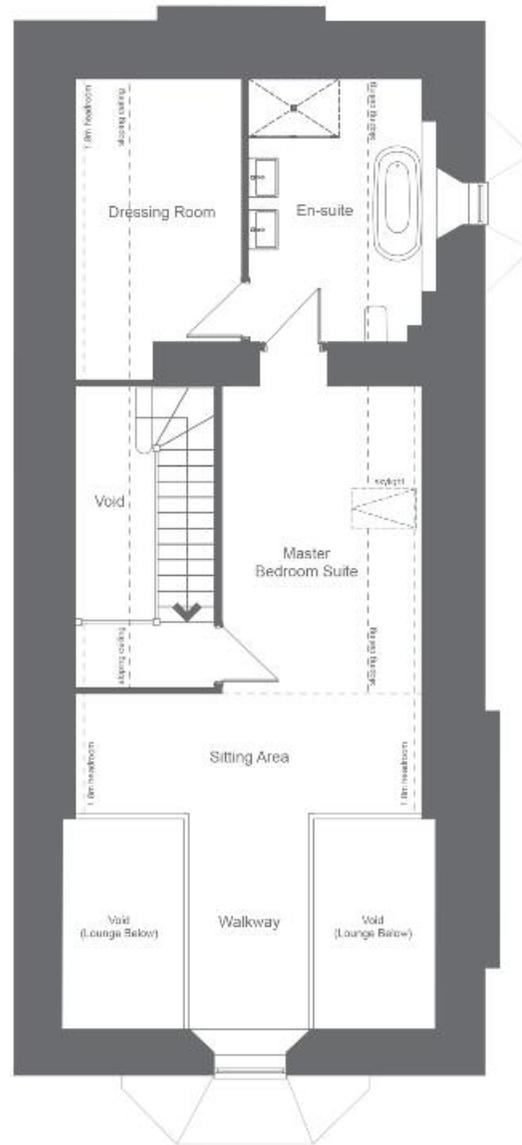


FIRST FLOOR

Lounge/Dining	5.82 x 6.38m	(19'1" x 20'11")
Kitchen	3.28 x 3.47m	(10'9" x 11'4")
Bedroom 2	4.59 x 5.11m	(15'0" x 16'9")
En-Suite	3.05 x 1.60m	(10'0" x 5'2")
Bedroom 3	3.89 x 4.15m	(12'9" x 13'7")
Bathroom	1.93 x 2.35m	(6'4" x 7'8")
Cylinder	0.78 x 0.87m	(2'6" x 2'10")
Store	0.83 x 2.38m	(2'8" x 7'9")

SECOND FLOOR

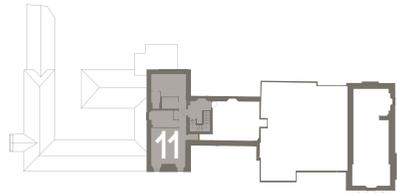
Master Bedroom Suite	2.96 x 4.71m	(9'8" x 15'5")
Sitting Area	5.09 x 1.85m	(16'8" x 6'0")
En-Suite	2.55 x 4.04m	(8'4" x 13'3")
Dressing Room	2.44 x 4.63m	(8'0" x 15'2")



No.11

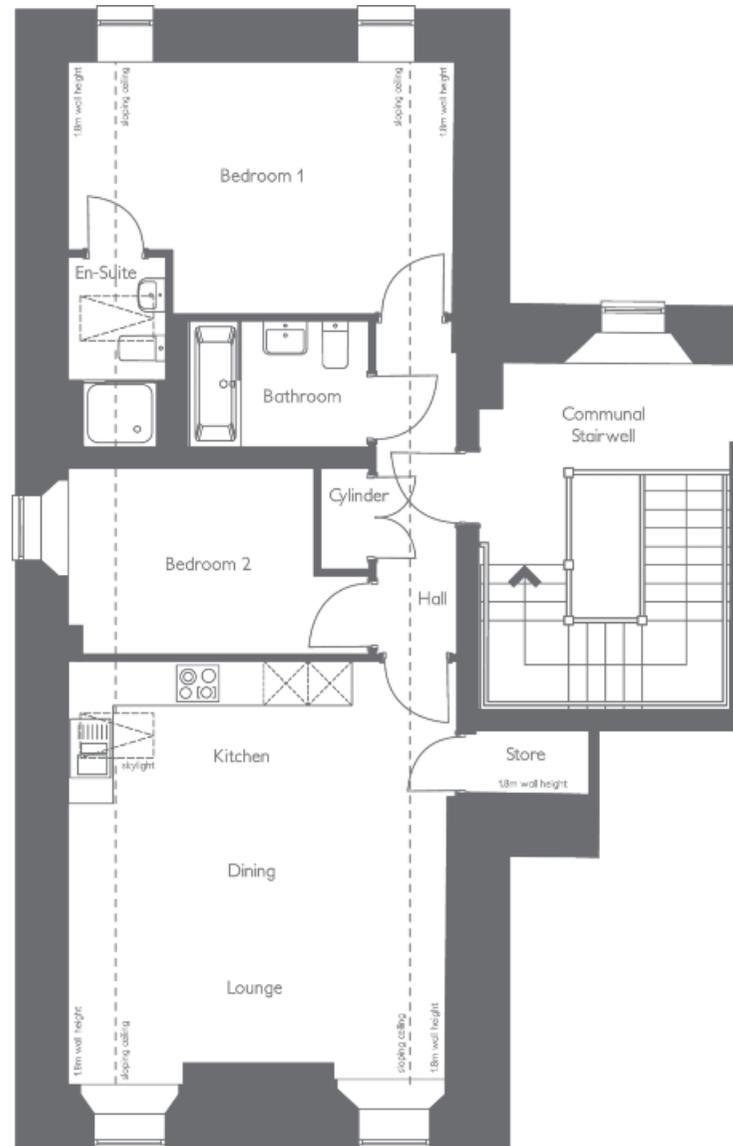
SECOND FLOOR

2 BEDROOM APARTMENT



Open plan kitchen / living space with extra height ceiling. Living area has views across to formal gardens with two feature bay windows. Velux window to kitchen with additional storage cupboard. Gemini kitchen with oven, hob, microwave oven, fridge freezer and washer / dryer. Porcelanosa tiles and sanitary ware. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom 1 – overlooks main entrance with en-suite featuring Velux window. Bedroom 2 – overlooks courtyard. Apartment accessed via shared landing & staircase. Landing are features velux window with large bay window overlooking front elevation.

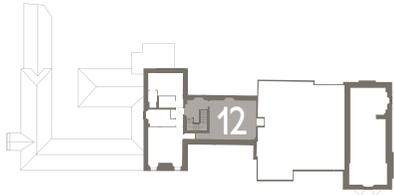
Lounge/Kitchen/ Dining	5.30 x 5.72m	(17'4" x 18'9")
Bedroom 1	5.27 x 3.41m	(17'3" x 11'2")
En-Suite	1.33 x 2.56m	(4'4" x 8'4")
Bedroom 2	4.10 x 2.51m	(13'5" x 8'2")
Bathroom	2.47 x 1.70m	(8'1" x 5'6")
Cylinder	0.66 x 1.36m	(2'1" x 4'5")
Store	1.54 x 0.86m	(5'0" x 2'9")



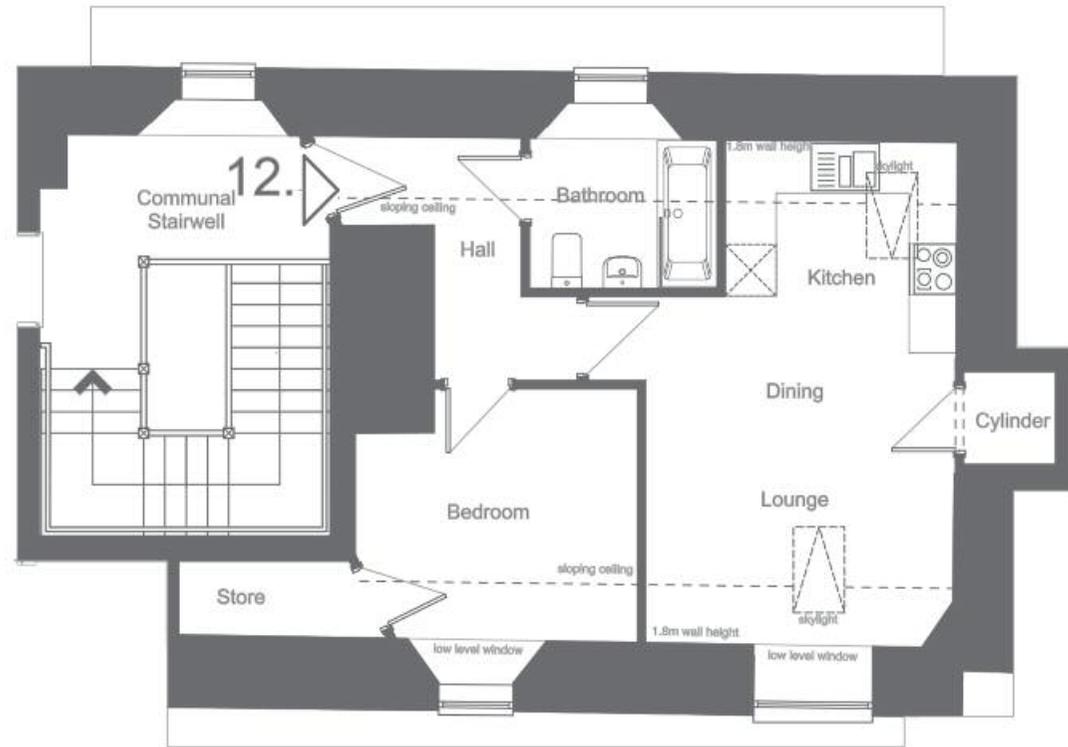
No.12

SECOND FLOOR

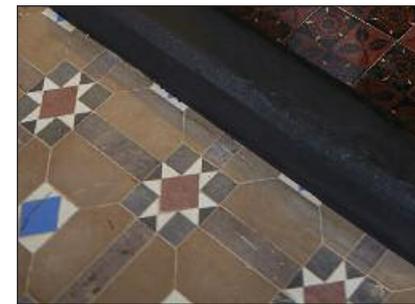
1 BEDROOM APARTMENT



Open plan kitchen / living space with standard height ceiling and two velux windows. Gemini kitchen with oven, hob, fridge freezer and washer / dryer. Bathroom featuring Porcelanosa tiles and sanitary ware. Shower over bath. Porcelanosa laminate flooring to selected areas. Double glazed handmade wooden sash windows. Bedroom – with integral store cupboard and low level feature bay window. Bathroom – large window with privacy glass and shower over bath. Apartment accessed via shared landing & staircase.



Lounge/Dining	3.64 x 4.09m	(11'11" x 13'5")
Kitchen	2.77 x 1.82m	(9'1" x 5'11")
Bedroom	3.32 x 2.96m	(10'10" x 9'8")
Bathroom	2.20 x 1.72m	(7'2" x 5'7")
Cyl/Store	2.00 x 0.89m	(6'6" x 2'11")
Store	1.00 x 1.00m	(3'2" x 3'2")





Existing Lodge

Bin store

Apartments

Walled Garden



PLAS Y COED SITE PLAN

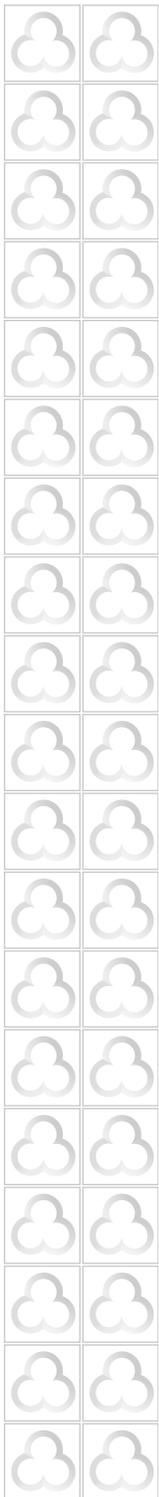
WITH AN EMPHASIS ON QUALITY

Designed to the highest standards, our apartments are ideal for a discerning buyer seeking a modern development within a historic building. Working alongside a conservation officer, skilled architects and time-served craftsmen have worked closely with our highly trained staff to provide stunning, individual homes built to the highest of standards.

Attention to detail has been central to our restoration. Where possible original elements such as feature archways have been retained along with the restoration of the tiled floor in the main entrance hallway. Bespoke hand-crafted sash windows have been introduced to provide energy efficiency in a style which enhances the building's original charm. The main staircase has been restored to its former glory by using the finest quality timber to compliment the original newel posts.

Appliances from manufacturers such as Neff, bathrooms, tiling and flooring from Porcelanosa and innovative, modern interiors provide the touches that ensure every apartment combines traditional detailing with contemporary design.





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ANCIENT CATHEDRAL CITY WHERE MOUNTAINS REACH THE SEA

The lively University city of Bangor, is on Plas Y Coed's doorstep. Bangor Cathedral itself has ancient roots with a continuous religious site here since the early 6th century AD. The former Bishop's Palace has now been refurbished and is the new home for the museum and gallery, Storiell.

Bangor offers a host of leisure facilities including a swimming pool, St Deiniol golf course and the famous Victorian pier. The iconic Pontio is a unique cultural venue for theatre productions, film, music and performing arts

As the region's main cultural and shopping centre, Bangor has a mix of national chain stores and smaller individual shops on what is reputed to be Wales' longest High Street, boosted by the modern Deiniol and Menai retail centres. As a University town Bangor of course offers a wide range of evening entertainment, from traditional pubs and American-style steak houses to Mexican Bistros and Fine Dining restaurants.

The A55 provides fast road connections to Holyhead in the west and Chester and the national motorway network in the east while Bangor railway station is located on the North Wales Coast Line from Crewe and Chester to Holyhead.

The city is home to the region's main hospital and also offers excellent education facilities including primary, secondary and grammar schools and of course the famous University itself.



HOW TO FIND US

From the A55 north Wales coast road, take the A5 Llandegai Road towards Bangor. Continue straight on this road through two roundabouts and past the cricket ground on the left. At the next roundabout continue straight on the A5 Llandegai Road. Turn right as the road reaches the coast, towards Porth Penrhyn, cross Afon Gegin river and Plas Y Coed is on the right.





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