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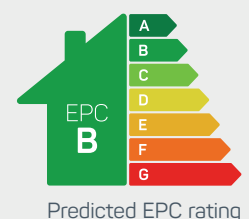


## the caernarfon

4 bed detached with double garage

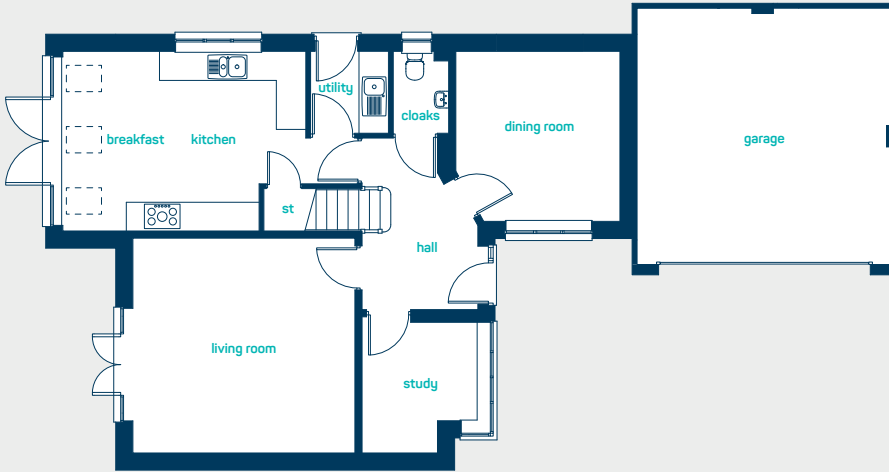
A large family home. Key features include high ceilings, a double garage, an *open plan* kitchen breakfast room with French doors and separate dining room and study.

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ideal for  
modern family living

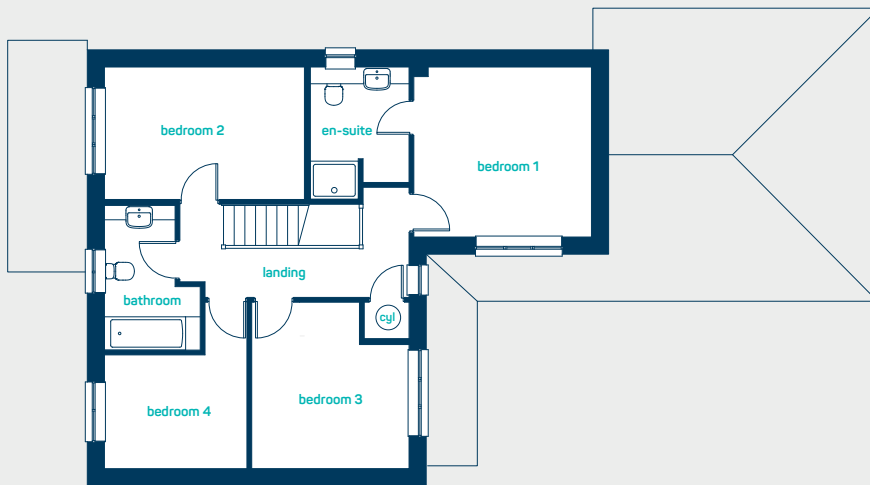


### ground floor

kitchen/breakfast*	20'2" x 12'4"
utility	5'8" x 5'7"
dining room	11'8" x 11'4"
living room	15'3" x 14'9"
stud:	9'4" x 7'10"

kitchen/breakfast*	6.15m x 3.75m
utility	1.72m x 1.71m
dining room	3.55m x 3.46m
living room	4.64m x 4.49m
study	2.84m x 2.39m

\*into door



### first floor

bedroom 1	12'2" x 11'8"
en-suite	9'0" x 6'9"
bedroom 2	13'8" x 9'0"
bedroom 3	11'5" x 10'9"
bedroom 4 <sub>(into door)</sub>	11'5" x 9'9"
bathroom	10'0" x 6'3"

bedroom 1	3.71m x 3.55m
en-suite	2.74m x 2.06m
bedroom 2	4.18m x 2.74m
bedroom 3	3.47m x 3.29m
bedroom 4 <sub>(into door)</sub>	3.48m x 2.98m
bathroom	3.04m x 1.91m

**the caerarfion**  
4 bed detached with double garage

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the caerarfion, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

everything considered.