

welcome to  
**Croes Atti**  
*Oakenholt*



**01352 732391**

*everything considered.*

## when it comes to new homes, we think of *everything*.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice *really matters*.

**At Anwyl Homes, we know what it's like.** We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

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*the opportunity to  
make your home  
your own*

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244 944**



ANWYL  
thoughtful homes

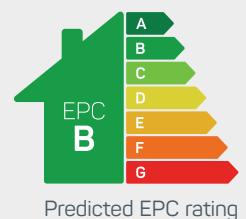


## the pembroke

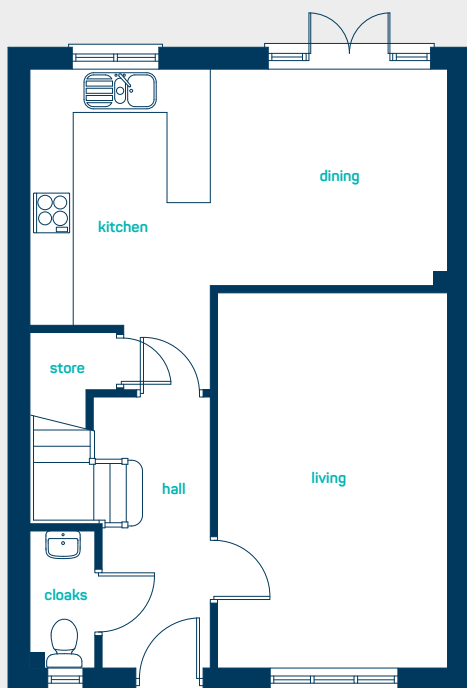
3 bed semi-detached

An ideal home for first time buyers. Key features include an open-plan kitchen diner, *3 double bedrooms* and a separate living room.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



Predicted EPC rating

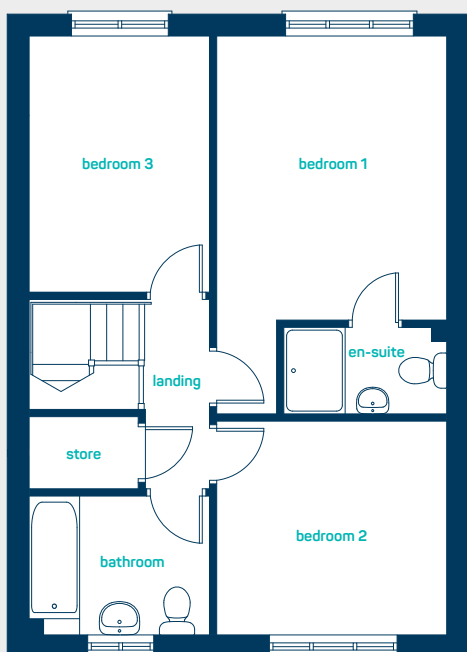


 ideal for  
*first time buyers*

### ground floor

living room 16' 11" x 10' 4"  
kitchen/dining 18' 10" x 11' 6"  
cloaks 6' 1" x 2' 9"

living room 5.15m x 3.15m  
kitchen/dining 5.75m x 3.50m  
cloaks 1.85m x 0.85m



### first floor

bedroom 1 12' 10" x 10' 5"  
en-suite 7' 4" x 3' 11"  
bedroom 2 10' 5" x 9' 8"  
bedroom 3 11' 7" x 8' 1"  
bathroom 8' 1" x 5' 6"

bedroom 1 3.91m x 3.17m  
en-suite 2.25m x 1.20m  
bedroom 2 3.20m x 2.96m  
bedroom 3 3.52m x 2.47m  
bathroom 2.48m x 1.67m

**the pembroke**  
3 bed semi-detached

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*everything considered.*



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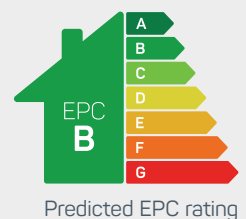


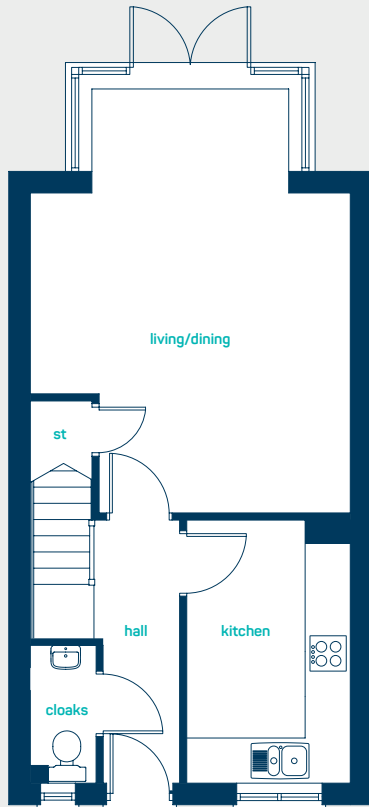
## the powys

3 bed semi detached

A 3 bedroom semi-detached home. Perfect as a family starter home or for *first-time buyers*.  
Key features include an open plan living/dining room with glazed area.

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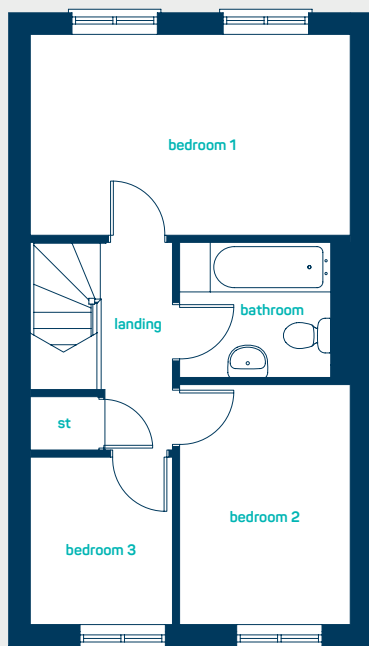




### ground floor

living/dining	20'2" x 14' 7"
kitchen	12'2" x 7' 6"
cloaks	5'10" x 2' 11"

living/dining	6.14m x 4.45m
kitchen	3.70m x 2.28m
cloaks	1.77m x 0.90m



### first floor

bedroom 1	14'7" x 9' 2"
bedroom 2	11'0" x 7' 10"
bedroom 3	7'8" x 6' 6"
bathroom	7'0" x 6' 3"

bedroom 1	4.45m x 2.80m
bedroom 2	3.35m x 2.38m
bedroom 3	2.33m x 1.98m
bathroom	2.13m x 1.90m

**the powys**  
3 bed semi detached

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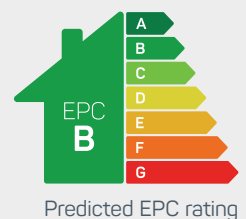
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## the hope <sup>A</sup> 3 bed detached

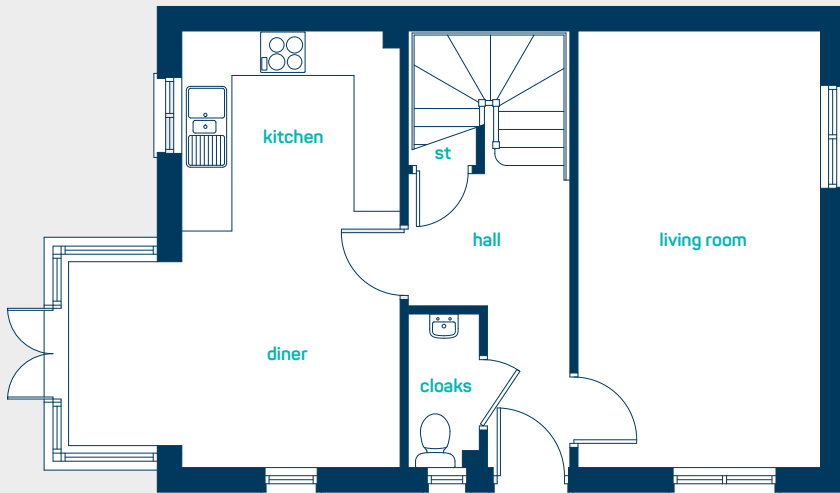
A three bed detached house *ideal for* a growing family. Key features include a glazed kitchen family room, large master bedroom with mirrored sliding wardrobes and a separate lounge.

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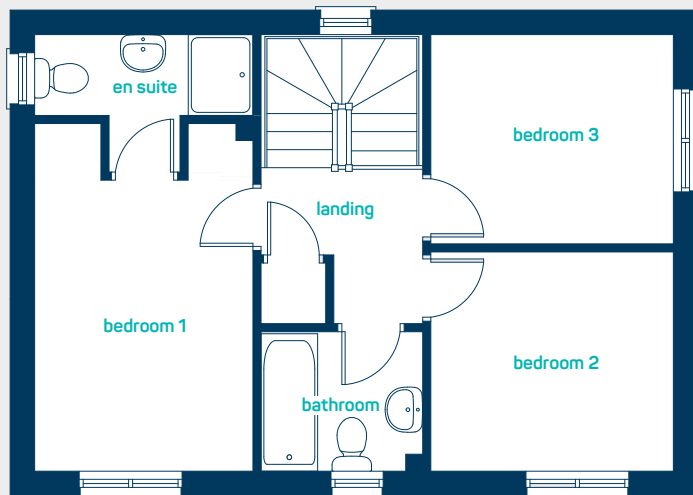
ideal for a  
*growing family*



### ground floor

kitchen/diner 13' 5" x 8' 8"  
living room 17' 6" x 9' 8"  
cloaks 6' 2" x 2' 11"

kitchen/dining 4.08m x 2.91m  
living room 5.33m x 2.95m  
cloaks 1.87m x 0.90m



### first floor

bedroom 1 14' 0" x 8' 10"  
en-suite 8' 10" x 3' 2"  
bathroom 6' 5" x 5' 7"  
bedroom 2 9' 10" x 8' 9"  
bedroom 3 9' 10" x 8' 5"

bedroom 1 4.28m x 2.70m  
en-suite 2.70m x 0.97m  
bathroom 1.95m x 1.70m  
bedroom 2 3.00m x 2.68m  
bedroom 3 3.00m x 2.56m

**the hope A**  
3 bed detached

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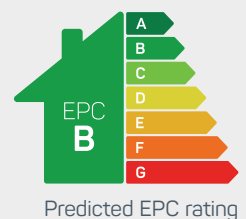


## the farndon

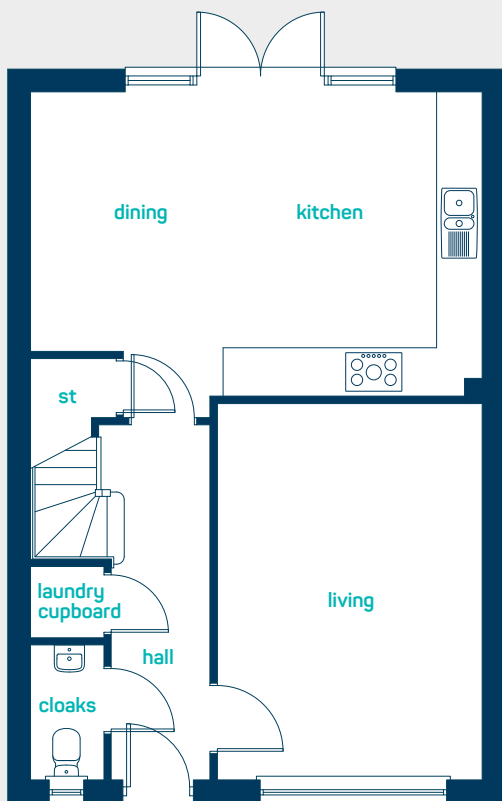
4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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Predicted EPC rating

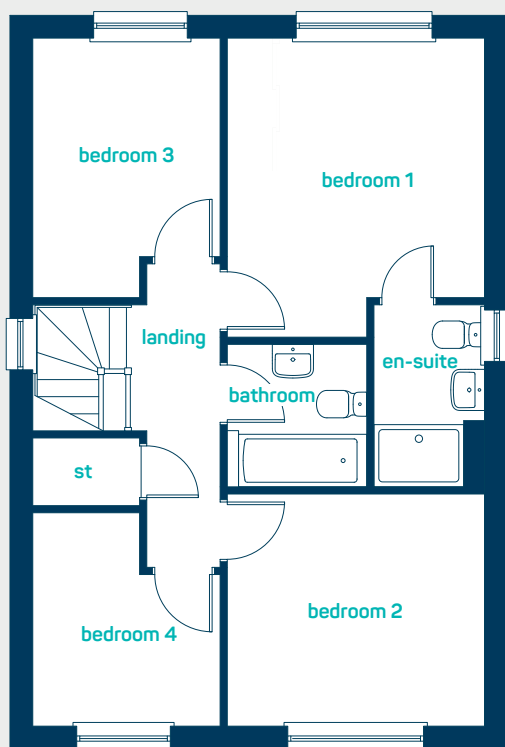


ideal for  
*spacious living*

### ground floor

kitchen/dining	19'7" x 13'2"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"
living room	16'4" x 11'5"

kitchen/dining	5.97m x 4.01m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m
living room	4.97m x 3.48m



### first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'0"
bathroom	6'3" x 6'1"

bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.45m
bathroom	1.90m x 1.86m

**the farndon**  
4 bed detached

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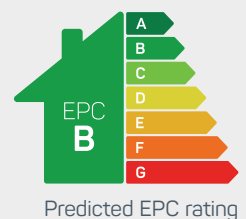


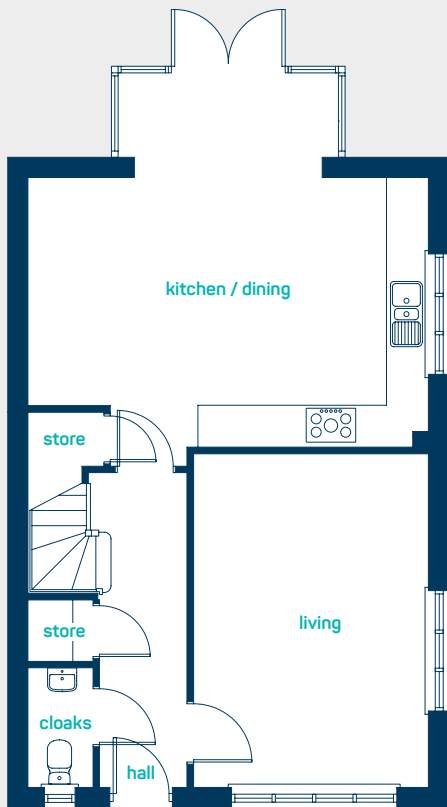
## the farndon DA

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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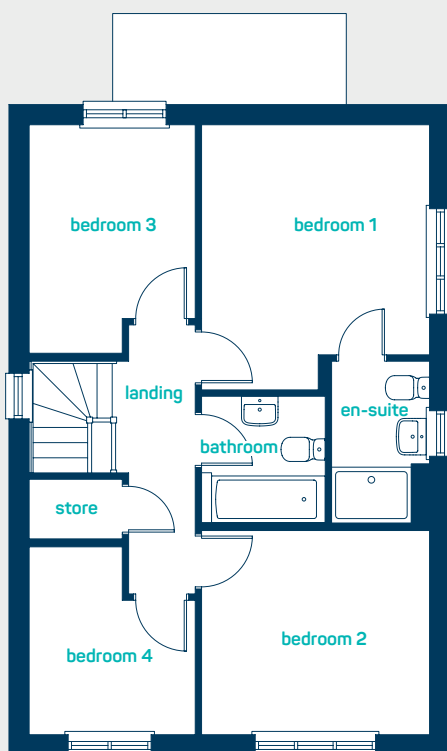


ideal for  
*spacious living*

### ground floor

kitchen/dining	19'7" x 18'5"
living room	16'4" x 11'5"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"

kitchen/dining	5.97m x 5.60m
living room	4.97m x 3.48m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m



### first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'1"
bathroom	6'3" x 6'1"

bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.47m
bathroom	1.90m x 1.86m

**the farndon DA**  
4 bed detached

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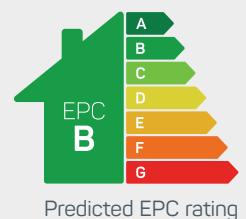


## the betws

4 bed detached

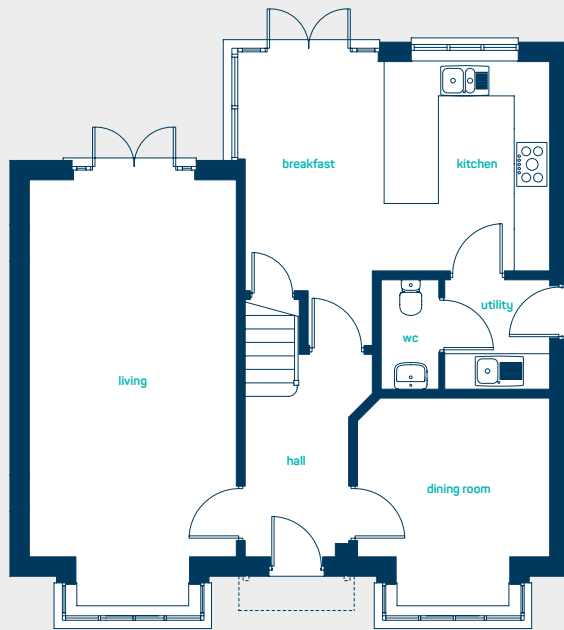
A *double-fronted* detached family home. Key features include a large living room and open plan kitchen diner plus master bedroom with en-suite.

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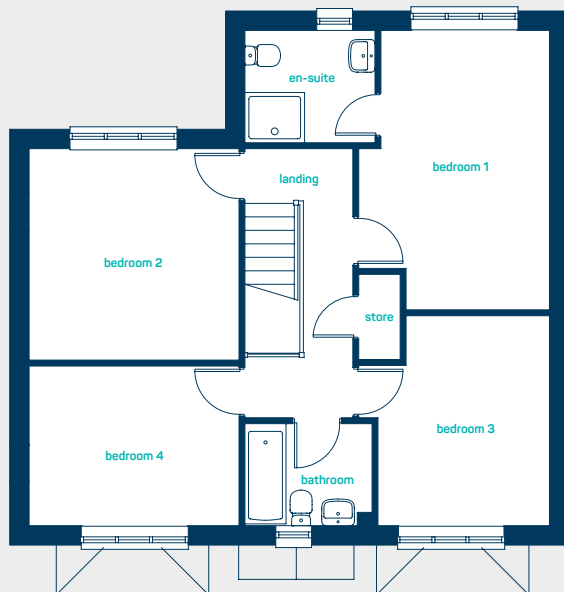
modern  
open plan living



### ground floor

living room	23' 4" x 11' 6"
kitchen	16' 11" x 15' 8"
dining	11' 2" x 10' 8"
utility	6' 1" x 5' 10"
cloaks	6' 1" x 3' 0"

living room	7.1m x 3.5m
kitchen	5.15m x 4.7m
dining	3.42m x 3.25m
utility	1.85m x 1.78m
cloaks	1.85m x 0.92m



### first floor

bedroom 1	15' 6" x 10' 7"
en-suite	7' 3" x 6' 3"
bedroom 2	11' 9" x 11' 8"
bedroom 3	11' 8" x 8' 10"
bedroom 4	11' 8" x 10' 6"
bathroom	7' 1" x 5' 8"

bedroom 1	4.7m x 3.2m
en-suite	2.2m x 1.9m
bedroom 2	3.6m x 3.5m
bedroom 3	3.5m x 2.7m
bedroom 4	3.5m x 3.2m
bathroom	2.1m x 1.7m

**the betws**  
4 bed detached

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*everything considered.*



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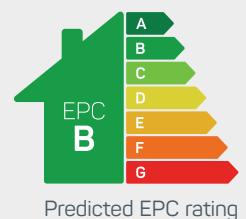


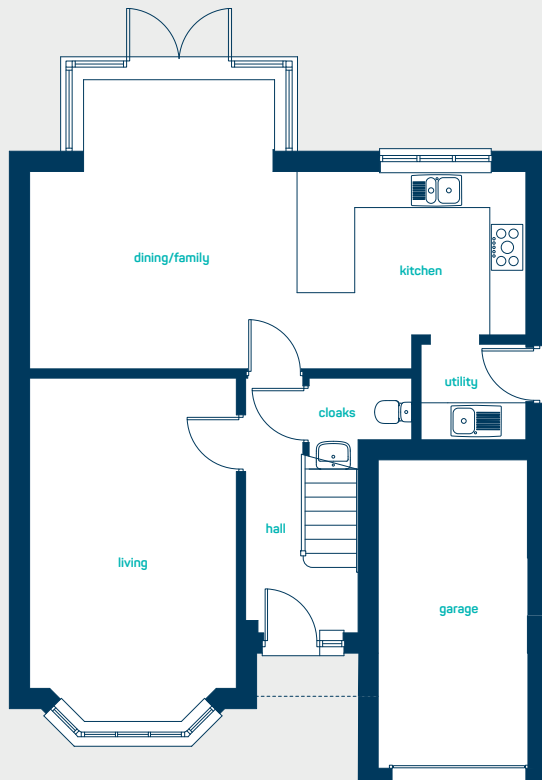
## the dolwen

4 bed detached with garage

A *beautiful* detached home. Key features include characterful bay windows and a master en-suite bedroom.

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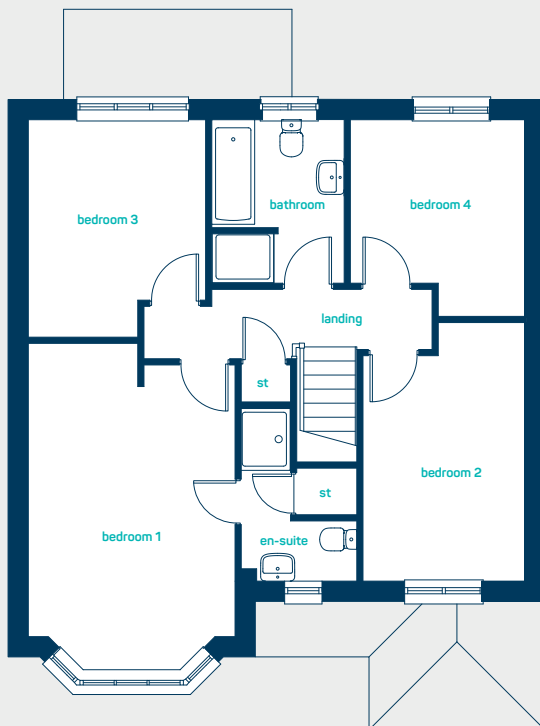


large kitchen with  
*glazed diner*

### ground floor

living room	18' 4" x 11' 0"
kitchen/dining	26' 5" x 15' 5"
cloaks	5' 6" x 3' 6"
utility	5' 7" x 5' 4"

living room	5.59m x 3.35m
kitchen/dining	8.05m x 4.69m
cloaks	1.67m x 1.08m
utility	1.70m x 1.63m



### first floor

bedroom 1	17' 5" x 11' 0"
en-suite	9' 2" x 6' 2"
bedroom 2	13' 9" x 8' 6"
bedroom 3	11' 7" x 9' 5"
bedroom 4	10' 5" x 9' 3"
bathroom	8' 9" x 7' 0"

bedroom 1	5.30m x 3.35m
en-suite	2.80m x 1.87m
bedroom 2	4.19m x 2.60m
bedroom 3	3.52m x 2.86m
bedroom 4	3.17m x 2.81m
bathroom	2.68m x 2.15m

**the dolwen**  
4 bed detached with garage

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*everything considered.*



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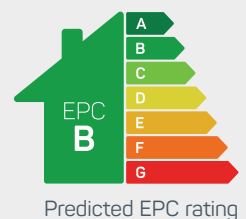


## the caernarfon

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*

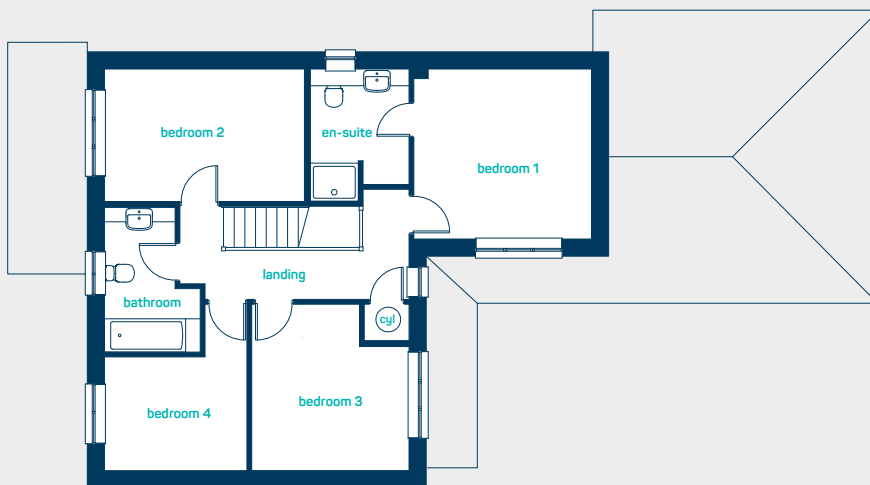


### ground floor

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 (into door)	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 (into door)	3.48m x 2.98m
bathroom	3.04m x 1.91m

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

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*everything considered.*



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