

ANWYL
thoughtful homes

welcome to
Maes y Rhedyn
Llay



01978 339 867
.....

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.

Anwyl homes. Everything considered.

*the opportunity to
make your home
your own*

got
questions?

call...

03300

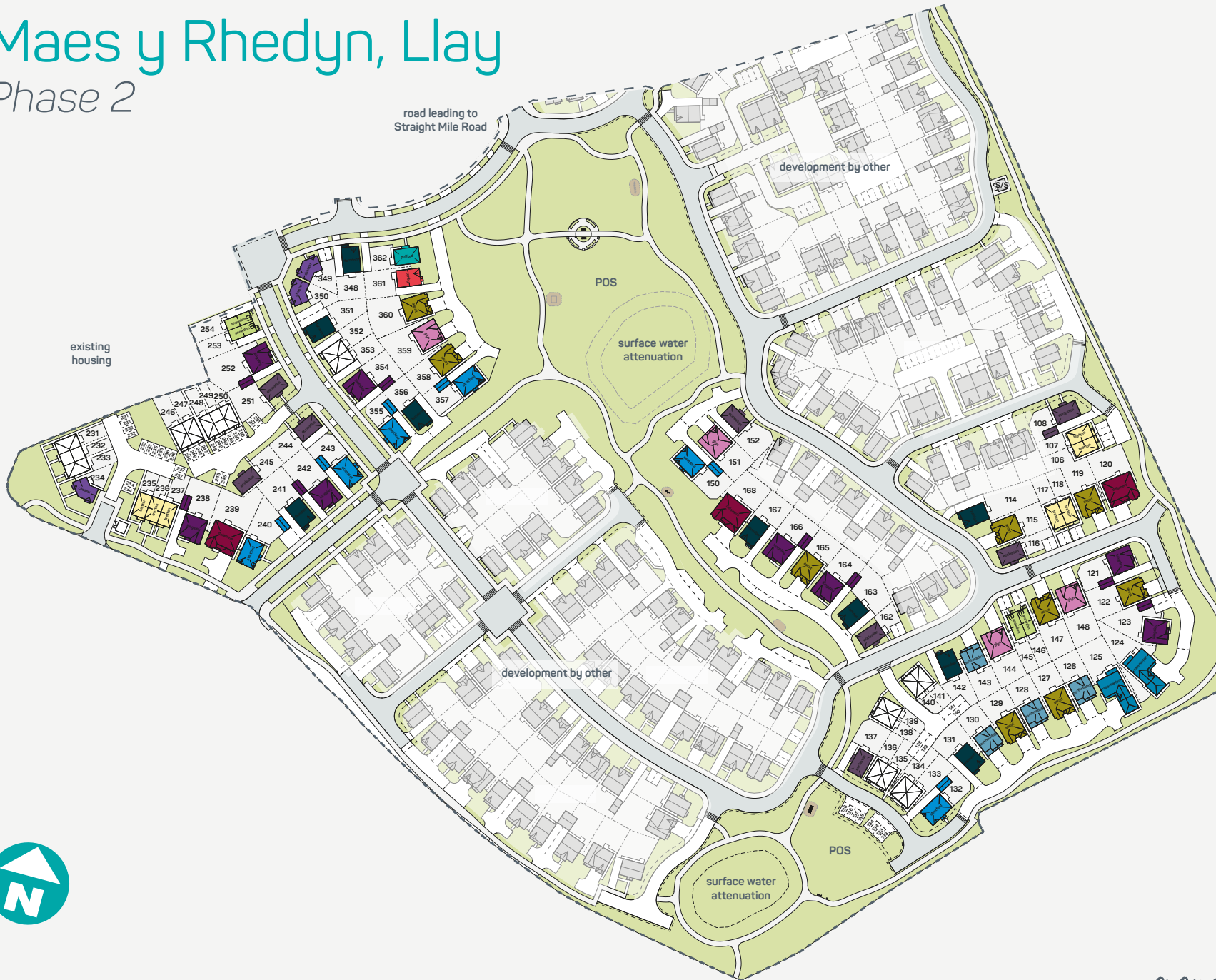
244 944


















Maes y Rhedyn, Llay

Phase 2

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key

-  snowdon
-  bretton
-  stratford
-  glyn
-  ascot
-  porthmadog
-  farndon
-  eccleston
-  caerarfon
-  delamere
-  kingsley
-  chester
-  tenby
-  pulford
-  affordable



everything considered.

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 16/09/2021

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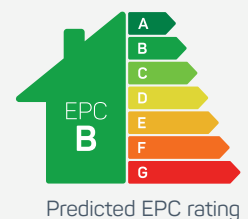


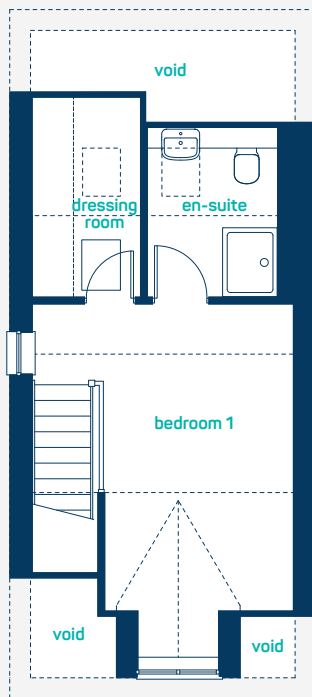
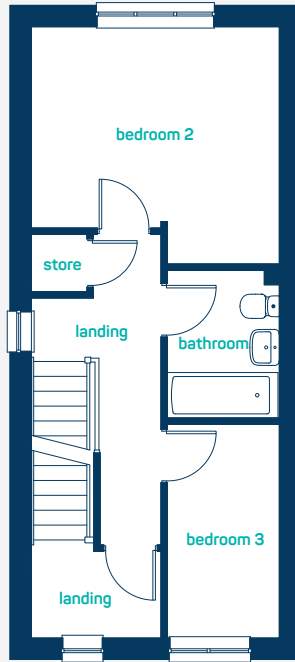
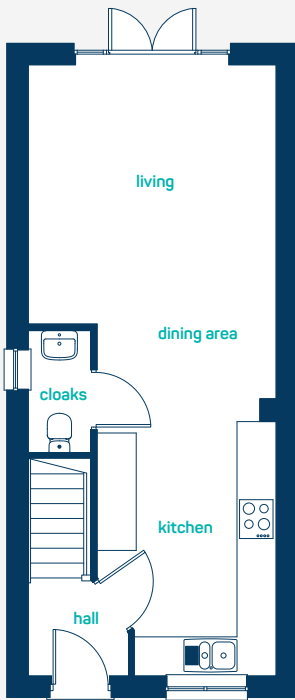
the snowdon

3 bed semi-detached

A 2.5 storey 3 bedroom semi-detached home. Key features include *open plan* kitchen, living and dining room with French doors to the rear, 3 bedrooms including master bedroom with en-suite, *dressing room* and separate family bathroom.

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modern
open plan living

ground floor

kitchen/
dining/living 30'9" x 12'6"
cloaks 6'2" x 3'2"

kitchen/
dining/living 9.37m x 3.80m
cloaks 1.87m x 0.96m

first floor

bedroom 2 12'6" x 11'11"
bedroom 3 10'9" x 5'8"
bathroom 7'5" x 5'8"

bedroom 2 3.80m x 3.64m
bedroom 3 3.27m x 1.72m
bathroom 2.26m x 1.72m

second floor

bedroom 1 (inc dorma) 17'2" x 12'6"
dressing room 9'6" x 5'2"
en-suite 8'1" x 6'3"

bedroom 1 (inc dorma) 5.23m x 3.80m
dressing room 2.90m x 1.58m
en-suite 2.47m x 1.90m

the snowdon
3 bed semi-detached

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everything considered.

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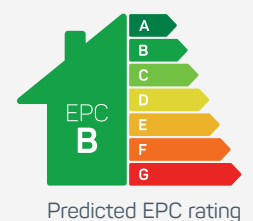


the bretton

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 kitchen/diner and master bedroom with en-suite.

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ideal for
first time buyers



ground floor

kitchen/dining	15'4" x 10'9"
living room	16'8" x 12'0"
cloaks	5'11" x 3'1"

kitchen/dining	4.67m x 3.28m
living room	5.08m x 3.66m
cloaks	1.79m x 0.95m

first floor

bedroom 1	12'10" x 8'4"
en-suite	8'4" x 5'6"
bedroom 2	11'0" x 8'4"
bedroom 3	7'7" x 6'8"
bathroom	7'2" x 6'8"

bedroom 1	3.91m x 2.53m
en-suite	2.53m x 1.67m
bedroom 2	3.35m x 2.53m
bedroom 3	2.30m x 2.04m
bathroom	2.18m x 2.02m

the bretton
3 bed semi detached

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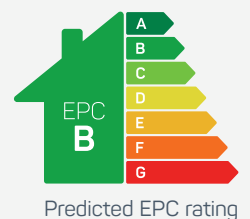


the stratford

4 bed detached

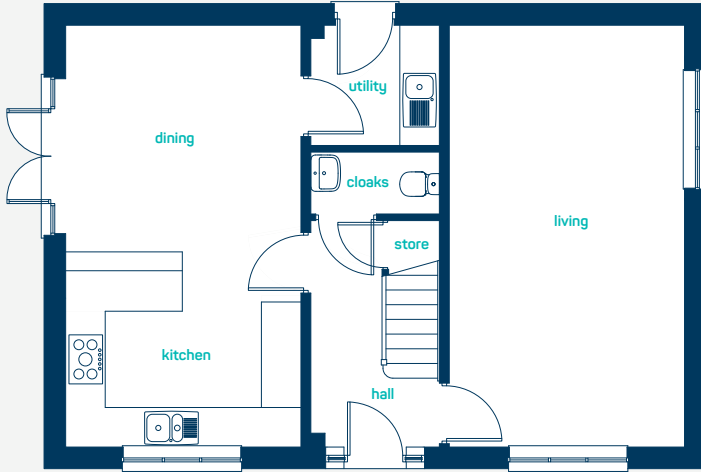
A spacious 4 bedroom detached family home. Key features include high ceilings, a master bedroom with en-suite and an *open plan* kitchen diner.

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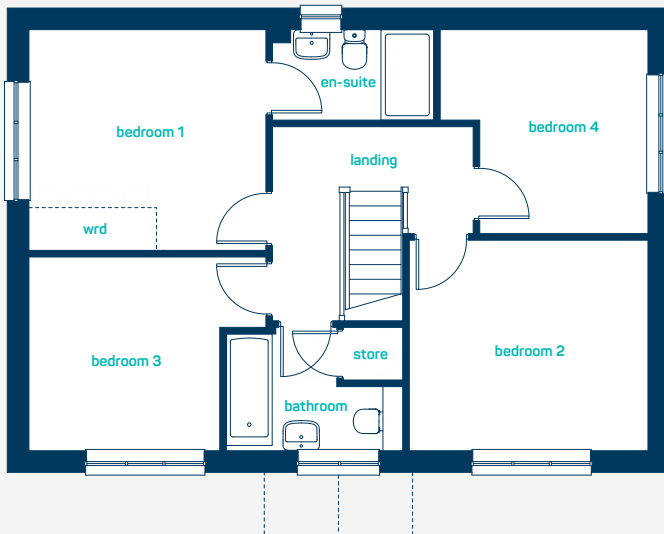
double fronted house



ground floor

kitchen/dining	21'0" x 11'9"
utility	6'5" x 6'1"
living room	21'0" x 11'9"
cloaks	6'5" x 3'0"

kitchen/dining	6.40m x 3.57m
utility	1.95m x 1.85m
living room	6.40m x 3.57m
cloaks	1.95m x 0.92m



first floor

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

bedroom 1	3.58m x 3.33m
en-suite	2.44m x 1.40m
bedroom 2	3.63m x 3.20m
bedroom 3	3.58m x 2.97m
bedroom 4	3.16m x 3.10m
bathroom	2.71m x 1.90m



the stratford
4 bed detached

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everything considered.

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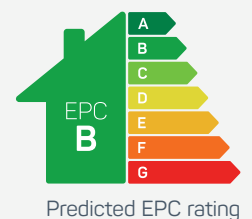


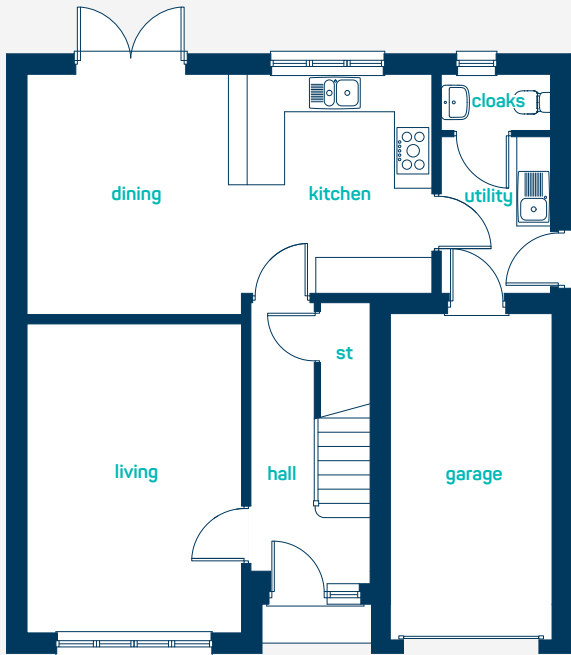
the glyn

4 bed detached with garage

A *spacious* 4 bedroom detached home. Key features include high ceilings, master en suite, integral garage and *open plan* kitchen diner.

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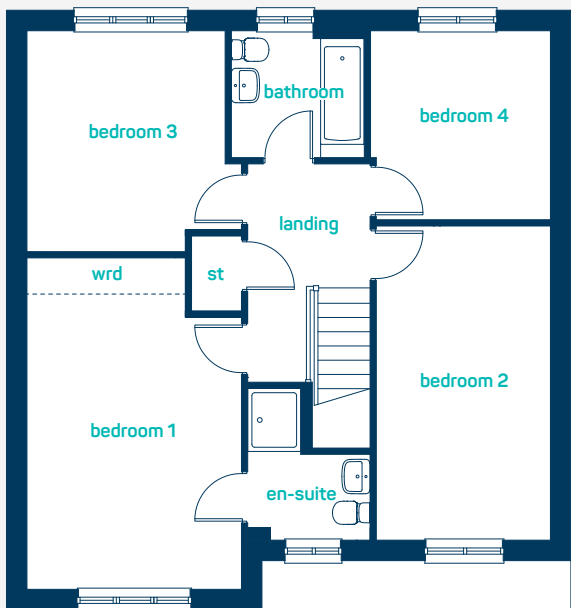


 ideal for
growing families

ground floor

living room	16' 3" x 11' 3"
kitchen/dining	21' 3" x 12' 7"
cloaks	5' 9" x 2' 11"
utility	8' 3" x 5' 9"
garage	17' 2" x 8' 6"

living room	4.95m x 3.43m
kitchen/dining	6.48m x 3.85m
cloaks	1.75m x 0.90m
utility	2.50m x 1.75m
garage	5.22m x 2.59m



first floor

bedroom 1	17' 5" x 11' 3"
en-suite	8' 0" x 6' 4"
bedroom 2	16' 6" x 9' 2"
bedroom 3	11' 7" x 10' 5"
bedroom 4	9' 11" x 9' 5"
bathroom	7' 0" x 6' 8"

bedroom 1	5.31m x 3.43m
en-suite	2.43m x 1.93m
bedroom 2	5.03m x 2.79m
bedroom 3	3.53m x 3.17m
bedroom 4	3.02m x 2.88m
bathroom	2.13m x 2.03m

the glyn
4 bed detached with garage

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everything considered.

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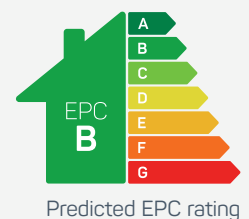


the ascot

4 bed detached with garage

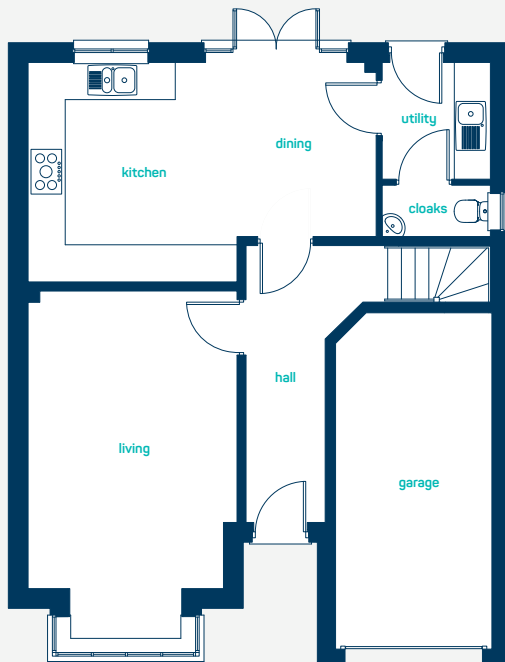
A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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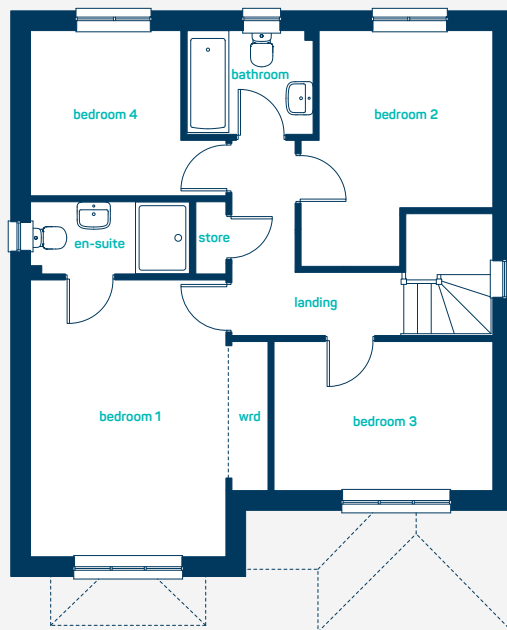
ideal for
spacious living



ground floor

kitchen/dining	19'0" x 12'0"
utility	6'3" x 5'11"
living room* (inc bay)	19'0" x 11' 5"
cloaks	5'11" x 2'11"

kitchen/dining	5.79m x 3.65m
utility	1.90m x 1.80m
living room* (inc bay)	5.79m x 3.48m
cloaks	1.80m x 0.90m



first floor

bedroom 1	14'11" x 13'0"
en-suite	8'8" x 3'11"
bedroom 2	12'5" x 10'6"
bedroom 3	11'11" x 8'2"
bedroom 4	10'8" x 9'3"
bathroom	6'11" x 5'8"

bedroom 1	4.54m x 3.95m
en-suite	2.65m x 1.20m
bedroom 2	3.77m x 3.19m
bedroom 3	3.64m x 2.48m
bedroom 4	3.25m x 2.81m
bathroom	2.10m x 1.73m

the ascot

4 bed detached with garage

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everything considered.

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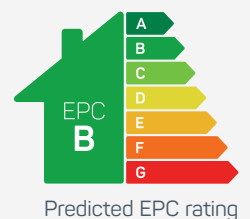


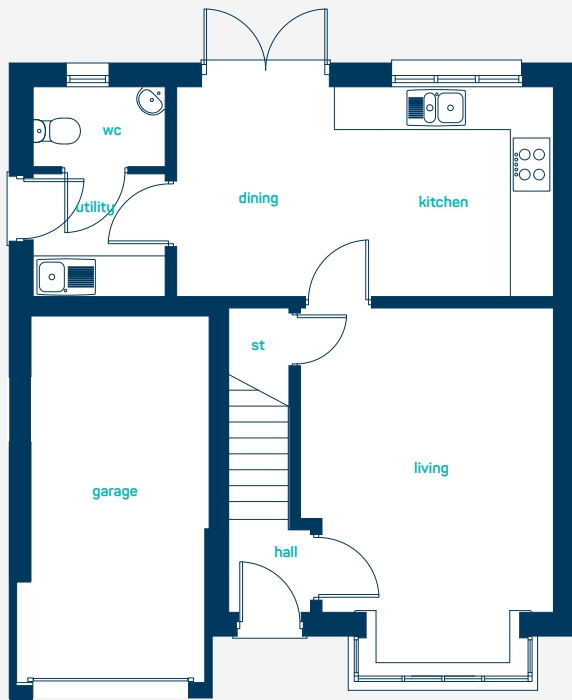
the porthmadog

3 bed detached with garage

A modern home, perfect for buyers looking for more space.
Key features include 3 large bedrooms and an open plan kitchen diner.

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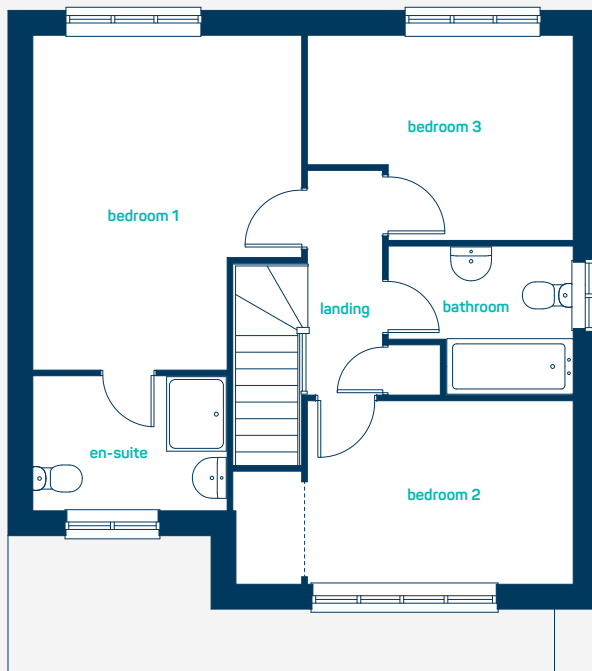


beautiful
open plan living

ground floor

living room (inc bay) 16' 3" x 11' 7"
 kitchen/dining 17' 3" x 9' 9"
 utility 6' 2" x 6' 1"
 cloaks 6' 1" x 3' 2"

living room (inc bay) 4.95m x 3.54m
 kitchen/dining 5.26m x 2.98m
 utility 1.87m x 1.85m
 cloaks 1.85m x 0.97m



first floor

bedroom 1 14' 9" x 11' 11"
 bedroom 2 14' 11" x 8' 9"
 bedroom 3 11' 7" x 8' 5"
 bathroom 8' 1" x 6' 6"
 en-suite 8' 7" x 5' 11"

bedroom 1 4.49m x 3.63m
 bedroom 2 4.54m x 2.66m
 bedroom 3 3.53m x 2.56m
 bathroom 2.45m x 1.98m
 en-suite 2.63m x 1.81m

the porthmadog
3 bed detached with garage

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everything considered.

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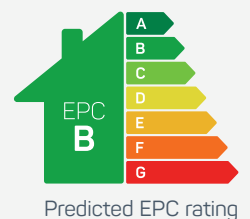


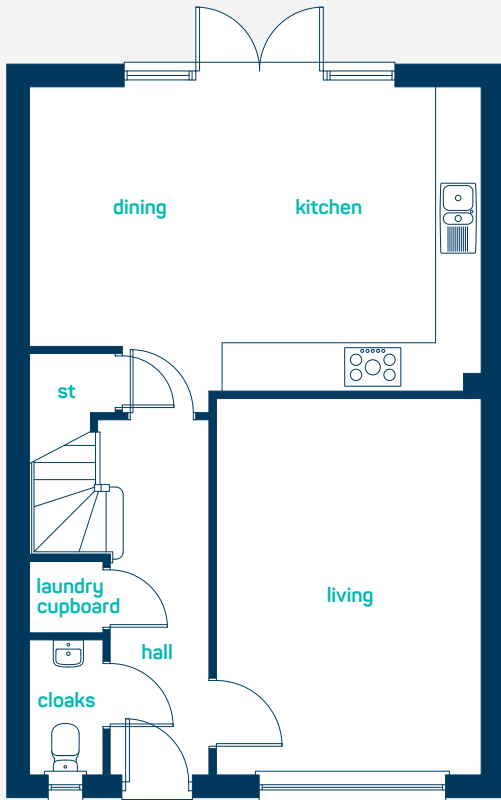
the farndon

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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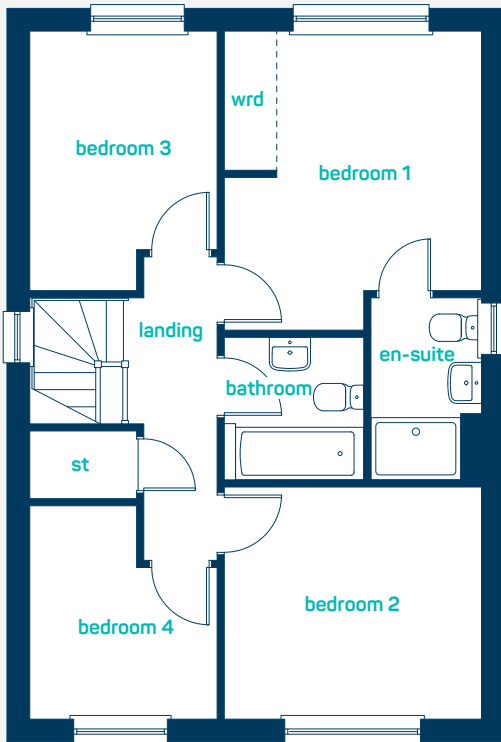


ideal for
spacious living

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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everything considered.

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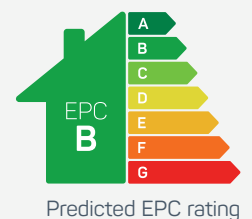


the pulford A

3 bed detached

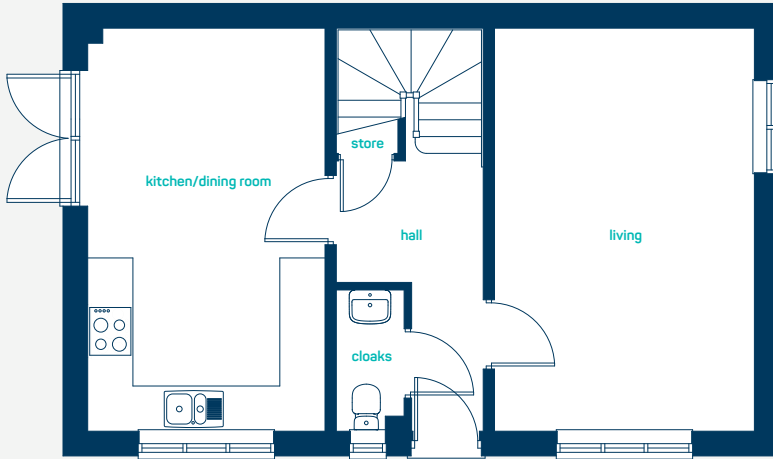
A 3 bed detached home ideal for a growing family. Key features include *open plan* kitchen diner, separate living room and master bedroom with en-suite.

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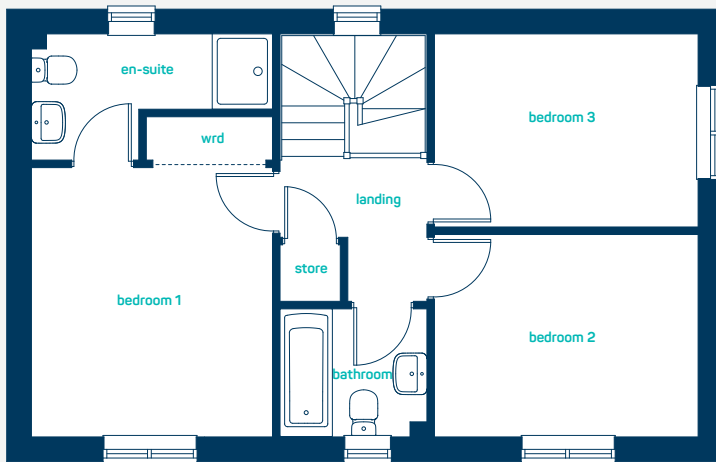
ideal for a growing family



ground floor

kitchen/diner	17'7" x 10'4"
living room	17'7" x 11'4"
cloaks	6'2" x 2'11"

kitchen/diner	5.35m x 3.15m
living room	5.35m x 3.45m
cloaks	1.88m x 0.90m



first floor

bedroom 1	13'11" x 10'6"
(into wardrobe)	
en-suite	10'6" x 5'6"
bedroom 2	11'6" x 8'10"
bedroom 3	11'6" x 8'5"
bathroom	6'5" x 5'7"

bedroom 1	4.25m x 3.20m
(into wardrobe)	
en-suite	3.20m x 1.68m
bedroom 2	3.50m x 2.69m
bedroom 3	3.50m x 2.56m
bathroom	1.95m x 1.70m



the pulford A
3 bed detached

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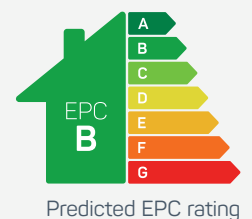


the eccleston

3 bed detached

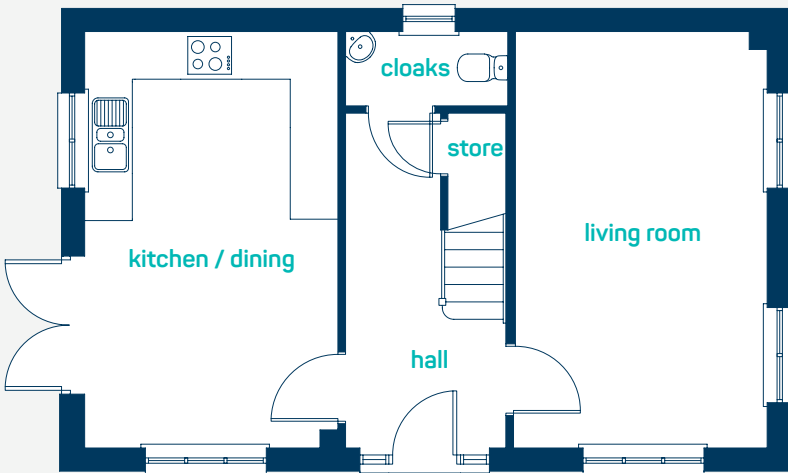
A 3 bedroom detached home ideal for a *growing family*. Key features include an open plan kitchen diner, separate living room and master bedroom with en-suite.

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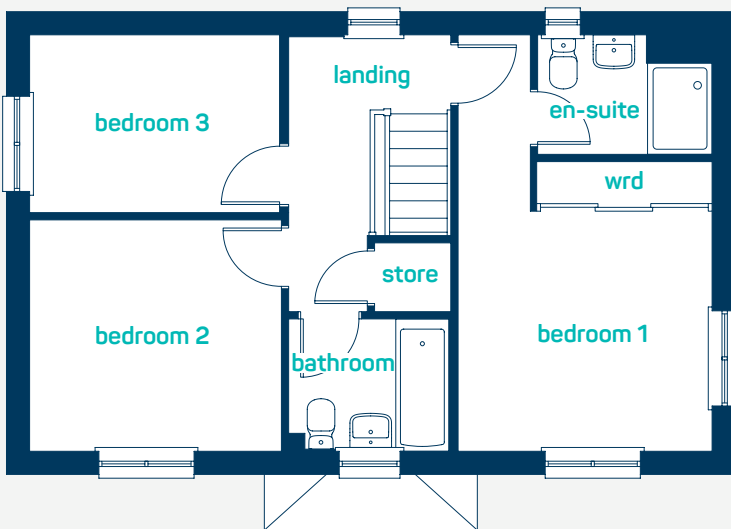


ideal for a growing family



ground floor

kitchen/dining	17'9" x 10'9"
living room	17'9" x 10'8"
cloaks	6'10" x 3'1"
kitchen/dining	5.41m x 3.27m
living room	5.41m x 3.25m
cloaks	2.08m x 0.95m



first floor

bedroom 1	17'9" x 10'10"
en-suite	7'5" x 5'1"
bedroom 2	10'9" x 9'10"
bedroom 3	10'9" x 7'7"
bathroom	6'11" x 5'7"
bedroom 1	5.41m x 3.31m
en-suite	2.26m x 1.54m
bedroom 2	3.28m x 3.01m
bedroom 3	3.28m x 2.31m
bathroom	2.10m x 1.71m

the eccleston
3 bed detached

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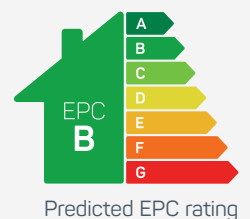


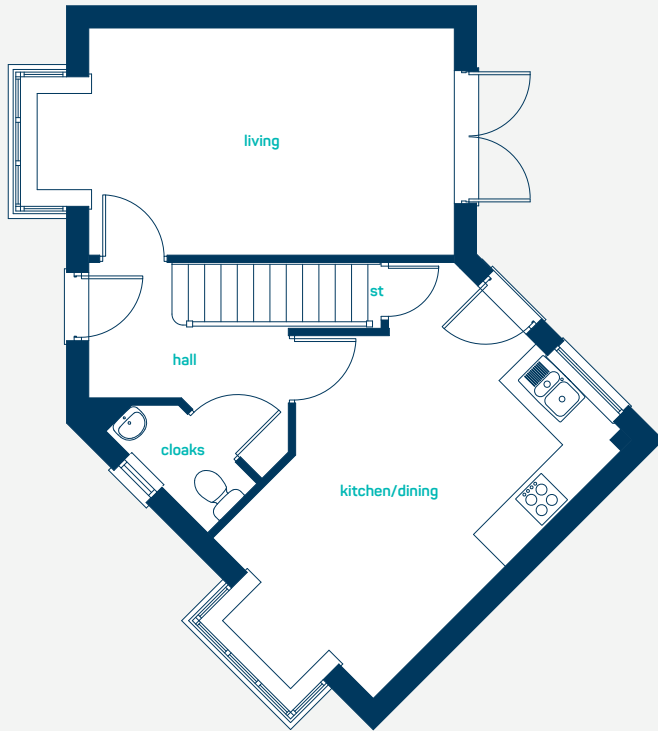
the chester

3 bed detached

An attractive home, perfect for first-time buyers. Key features include an *open plan* kitchen diner and master bedroom with en-suite.

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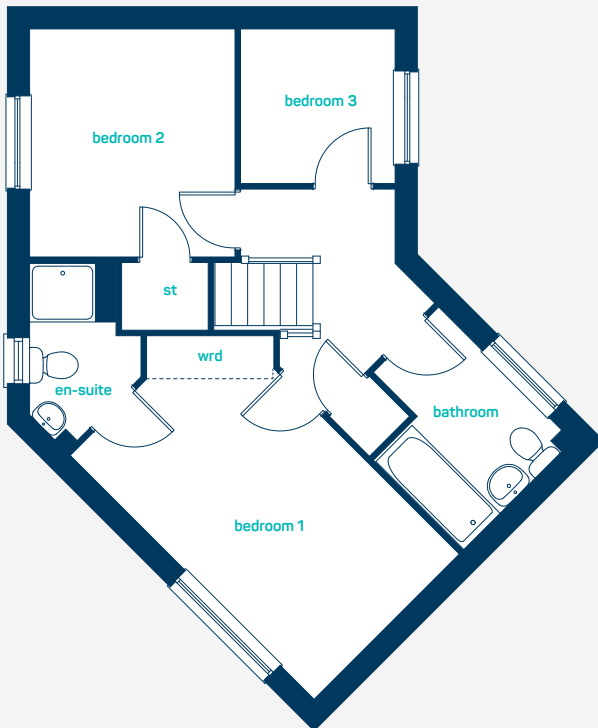


beautiful
open plan living

ground floor

kitchen/dining (inc bay) 18'10" x 10'0"
 living room (inc bay) 18'10" x 10'0"
 cloaks 6'1" x 3'0"

kitchen/dining (inc bay) 5.75m x 3.05m
 living room (inc bay) 5.75m x 3.05m
 cloaks 1.86m x 0.93m



first floor

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

bedroom 1 4.68m x 2.77m
 en-suite 2.39m x 1.49m
 bedroom 2 3.10m x 2.77m
 bedroom 3 2.08m x 2.08m
 bathroom 2.55m x 2.08m

the chester
3 bed detached

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everything considered.

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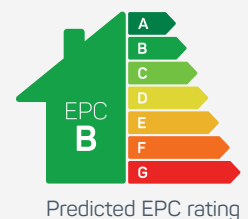


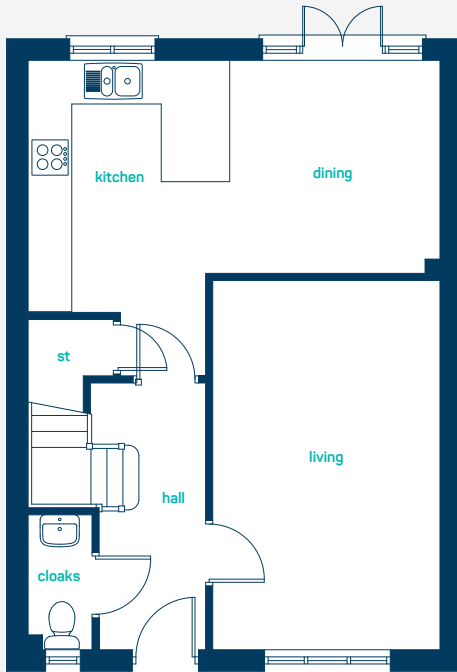
the tenby

3 bed detached

Perfect as a family starter home or for first-time buyers.
Key features include 3 double bedrooms and *open plan* kitchen family room.

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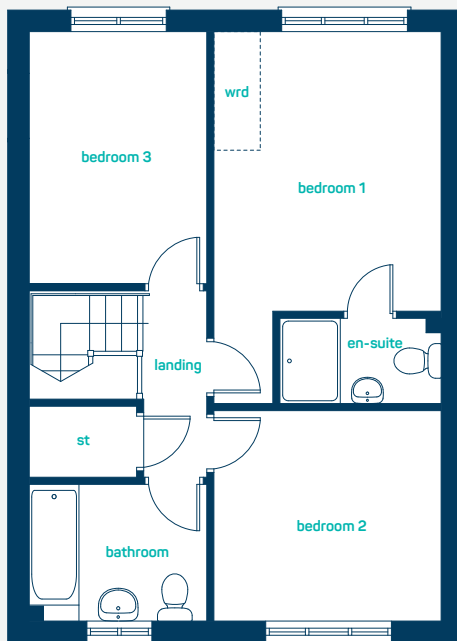




perfect for
new families

ground floor

kitchen/dining	18'10" x 11'6"
living room	16'10" x 10'4"
cloaks	6'2" x 3'0"
kitchen/dining	5.75m x 3.50m
living room	5.15m x 3.15m
cloaks	1.88m x 0.93



first floor

bedroom 1 ^{*(into door)}	12'10" x 10'5"
en-suite	7'4" x 3'11"
bedroom 2	10'4" x 9'7"
bedroom 3	11'7" x 8'1"
bathroom	8'1" x 6'2"
bedroom 1 ^{*(into door)}	3.91m x 3.17m
en-suite	2.24m x 1.20m
bedroom 2	3.17m x 2.93m
bedroom 3	3.55m x 2.47m
bathroom	2.47m x 1.90m



the tenby
3 bed detached

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everything considered.

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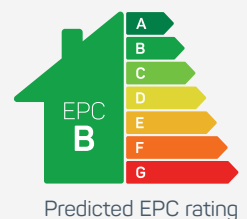


the caernarfon

4 bed detached with double garage

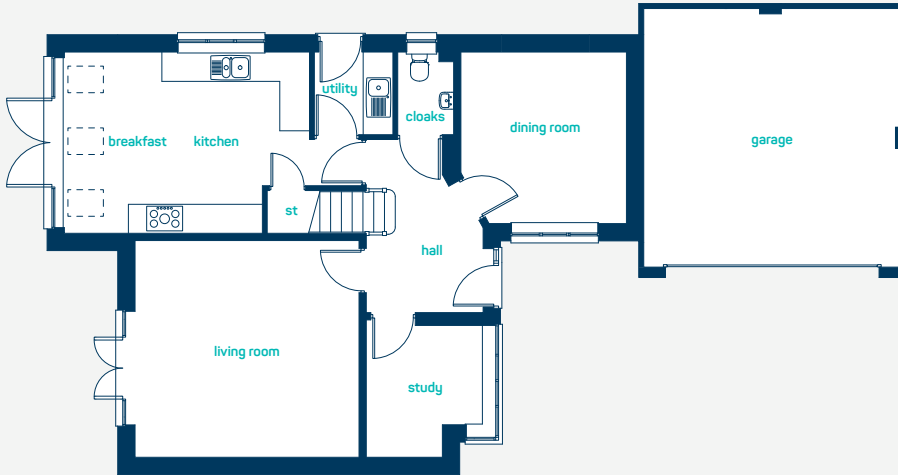
A large family home. Key features include high ceilings, a double garage, an *open plan* kitchen breakfast room with French doors and separate dining room and study.

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ideal for
modern family living

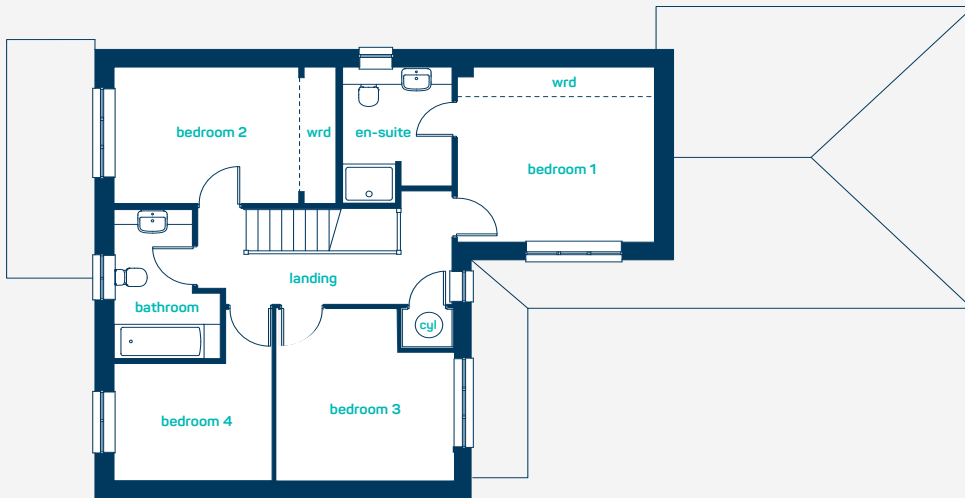


ground floor

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 caerarfion
4 bed detached with double garage

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thoughtful homes

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everything considered.

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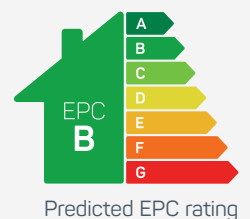


the delamere

4 bed detached house

An *impressive* detached family home. Key features include a large open plan kitchen, dining and family room, separate living room and a master en-suite with dressing room.

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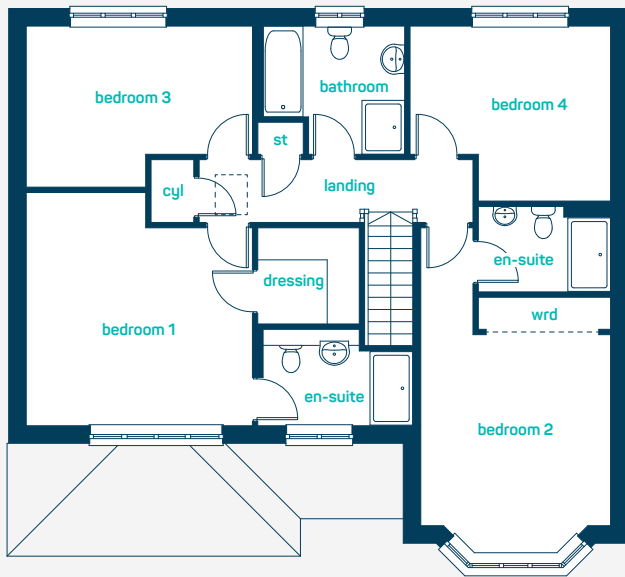
modern
open plan living



ground floor

kitchen/ family/dining	29'10" x 13'11"
utility	9'7" x 5'7"
living room	18'1" x 11'8"
cloaks	5'7" x 3'6"

kitchen/ family/dining	9.09m x 4.25m
utility	2.92m x 1.70m
living room	5.51m x 3.55m
cloaks	1.70m x 1.08m



first floor

bedroom 1	14'4" x 13'11"
en-suite	9'6" x 6'3"
dressing room	6'1" x 5'7"
bedroom 2*	20'2" x 11'8"
ensuite 2	8'1" x 5'3"
bedroom 3	13'11" x 9'11"
bedroom 4	12'4" x 10'9"
bathroom	8'8" x 7'11"

bedroom 1	4.37m x 4.23m
en-suite	2.90m x 1.91m
dressing room	1.86m x 1.70m
bedroom 2*	6.13m x 3.55m
en-suite 2	2.48m x 1.60m
bedroom 3	4.24m x 3.01m
bedroom 4	3.75m x 3.27m
bathroom	2.65m x 2.40m

the delamere
4 bed detached house

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everything considered.

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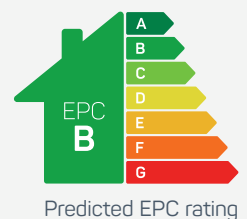


the kingsley

4 bed detached

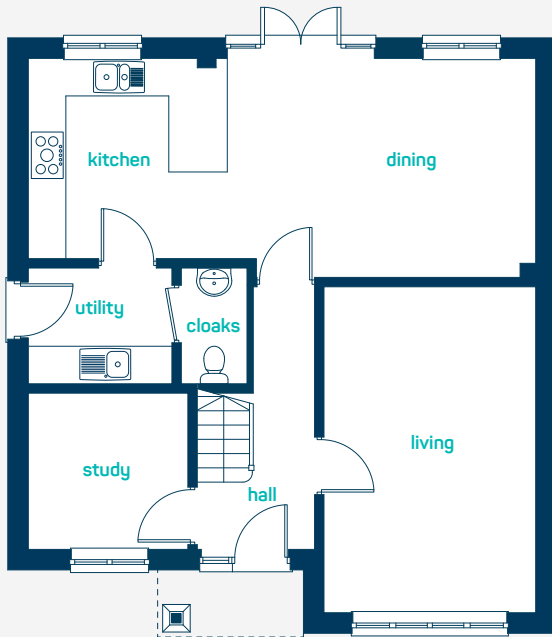
An *impressive* 4 bedroom detached home, ideal for families. Key features include a large open plan kitchen, dining and family room with a separate living room, utility and study.

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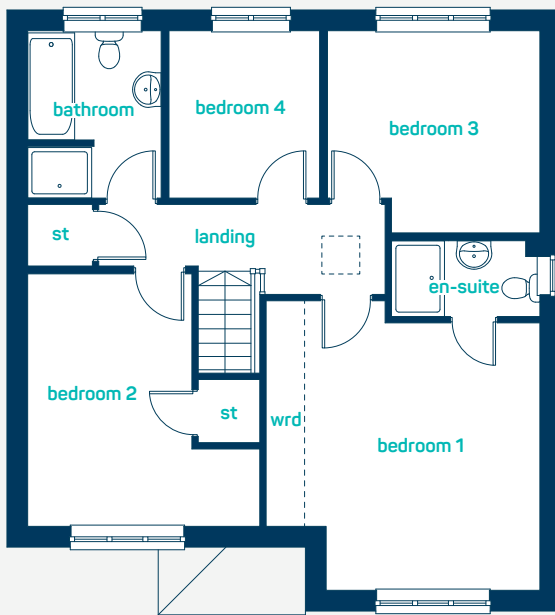
impressive
high ceilings



ground floor

kitchen/dining	26'7" x 11'6"
utility	7'6" x 6'1"
living room	17'1" x 11'1"
study	8'4" x 8'2"

kitchen/dining	8.11m x 3.50m
utility	2.30m x 1.85m
living room	5.21m x 3.38m
study	2.55m x 2.50m



first floor

bedroom 1	15'1" x 14'3"
(into wardrobe)	
en-suite	7'9" x 3'11"
bedroom 2	13'2" x 12'1"
bedroom 3	11'0" x 10'6"
bedroom 4	8'8" x 8'0"
bathroom	8'8" x 6'11"

bedroom 1	4.58m x 4.33m
(into wardrobe)	
en-suite	2.35m x 1.19m
bedroom 2	4.02m x 3.68m
bedroom 3	3.36m x 3.20m
bedroom 4	2.65m x 2.43m
bathroom	2.65m x 2.11m

the kingsley
4 bed detached

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everything considered.

got questions?

call 01978 339 867



Email: maesyredyn@anwyl.co.uk
Straight Mile Road, Llay, Wrexham, LL12 0NY

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everything considered.