

ANWYL  
*thoughtful homes*



## the caernarfon

4 bed detached with double garage

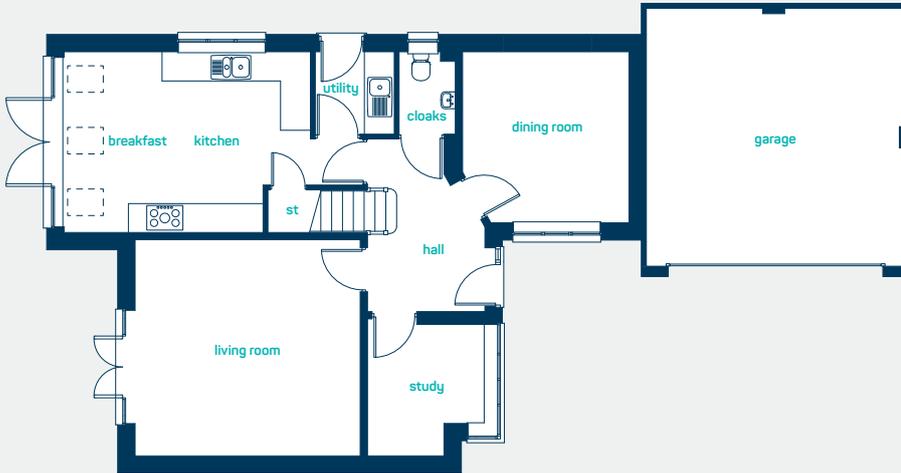
A large family home. Key features include high ceilings, a double garage, an *open plan* kitchen breakfast room with French doors and separate dining room and study.

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ideal for  
modern family living

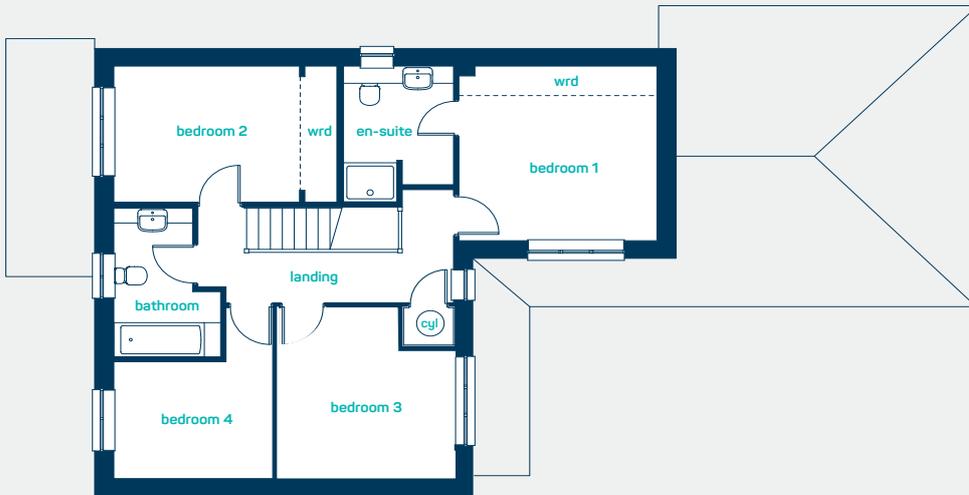


### ground floor

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

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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.