



**A new development of traditional semi detached Georgian stone houses in Tremadog Gwynedd**



The houses are a timber frame construction, slate roof and an outer cladding of natural stone which is carefully matched to the surrounding residences of this 18th century village.

**The houses comprise of :-**

- Large lounge/Living room.
- Large family kitchen with separate dining area
- Office. 3 bedrooms 2 bathrooms Hall
- Private on site, off road Car Parking
- Each house has parking for 2 vehicles
- Gas central heating High efficiency condensing boiler.
- Timber double glazed mock sash windows. Adjacent Gardens
- Steel Railings

**Bedroom 1**

3640 mm x 2875 mm. Built in wardrobes, central heating radiator and K glass timber sash window.

**Bedroom 2**

3640 mm x 2675 mm . Built in wardrobes, central heating radiator and K glass timber sash window.

**Bedroom 3**

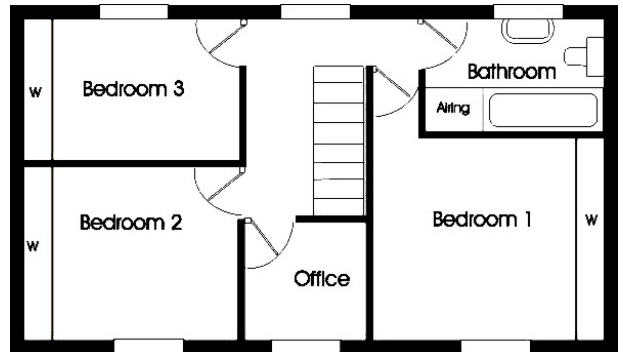
3640 mm x 1900 mm. Built in wardrobes, central heater radiator and K glass timber sash window.

**Bathroom**

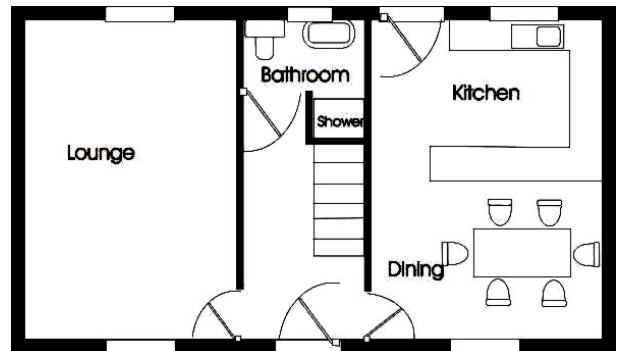
2639 mm x 1700 mm. WC, wash basin, shower, airing cupboard, central heated towel radiator and K glass timber sash window.

**Office**

1800 mm x 1750 mm. central radiator and K glass timber sash window.



First Floor



Ground Floor

**Low Carbon Footprint and Economical**

Part L of the new building regulations i.e the Conservation of Fuel and Power ensures that all aspects of thermal insulation and the efficiency of heating appliances in the construction of the houses will be regulated by these regulations. The advantage to the house purchasers will be much lower fuel and power bills than houses built before 2006 and of course a lower Carbon Dioxide emission to the atmosphere.

**Lounge/Living room**

3650 mm x 4650 mm . Central heating radiators and K glass timber sash windows front and rear.

**Hall**

3150 mm x 1800 mm. Central heating radiator.

**Kitchen**

2325 mm x 3650 mm. Fully fitted kitchen with peninsula work top units, central heating system natural gas boiler, central heating radiator and K glass timber sash window.

**Dining area.**

2325 mm x 3650 mm. central heating radiator and K glass timber sash window.

**Bathroom**

1800 mm x 1400 mm. WC, wash basin, shower, central heated towel radiator