



GALWAD Y MOR

CALL OF THE SEA

14 BEAUTIFUL NEW HOMES IN PENMAENMAWR
WHERE THE MOUNTAINS MEET THE SEA



GALWAD Y MOR, PENMAENMAWR

Galwad Y Mor, Penmaenmawr: sitting at the foothills of the Snowdonia National Park, and the Sychnant Pass, a stunning backdrop with outstanding panoramic sea views across Conwy Bay towards the Menai Strait: and in the evenings spectacular sunsets to enjoy from every home.

We're proud to present to you our luxury family homes and apartments...



Image: Ruth Davies | arfrynpenrecelyn@btinternet.com

Specification

Setting new standards in design and build, and located in one of the most spectacular, panoramic waterfront locations on the Conwy Estuary, Galwad Y Mor is set to be recognised as being one of the most individual and breath-taking contemporary new build developments on the North Wales Coast.

All properties benefit from private full width balconies to every floor with views out to sea. Designed and finished with excellent attention to detail, this stylish coastal home offers open plan living accommodation, with all the ingredients for the perfect main residence, a forever home you'll not want to leave.

Finished to the highest of standards, Galwad Y Mor will provide everything you need to enjoy modern living in an idyllic setting. Quality modern kitchens by Moores, with design input from chef Michel Roux Jnr: which include instant boiling water taps, integrated appliances and clever storage as standard, as well as bathrooms by award winning, Royal warranted, Porcelanosa- ensuring innovative design alongside inventive practicality, created by world renowned designers in the field.

Properties are insulated to the highest standard (aiming for an EPC of A), ensuring reduced energy bills for all residents- up to 60% more efficient than similar Victorian equivalents, leading to energy bills that are potentially half that of older properties. Our homes will lower carbon emissions and lower your monthly expenditure on bills.

Integrated solar panels and underfloor heating to all floors ensure your home is as efficient to run as it is easy to maintain: all of our homes come with 10 year structural warranties; integrated appliances and heating systems also have their own lengthy guarantees: providing you with the comfort and confidence that you're in safe hands for the long term- you're future proofed.



OPTIONAL SMART HOME FUNCTIONS

All homes will come smart wired as standard- in order to allow you to upgrade to suit your needs whenever you choose: in addition to the standard modern technology including full fibre broadband and modern heating and lighting systems we install, upgrade options include our recommended top of the range Loxone smart system- which include: Remote heating and lighting controls, alarm and cctv, built in speakers for your music, doorbell and smart access controls for visiting services (cleaners/carers/repairs etc), automatic blinds that will close when they sense a room is attracting sunlight and warming up more than you want it to (saving your house plants when you're away, and keeping pets cool when you're out), it can even water the grass for you in hot weather- the options are endless and all controllable from your phone or tablet whether you're in the house or on the other side of the world.



Scheme Layout

A collection of
x9 three or four
bedroom *townhouses*,
x2 *semi-detached*
four or five bedroom
houses, and x3 two
bedroom *apartments*.



HOUSE TYPES

PLOTS
1-9

The x9 townhouses houses are larger than your average 3 bed house, and measure 1,500sqft/140sqm, plus garage with electric automated doors.

The townhouse properties (plots 1-9) have been carefully thought out and could be used as four bedrooms should the homeowner wish, depending on whether the first-floor additional lounge space we've designed is used as a lounge or indeed a potential fourth bedroom instead.

The lower ground floor open plan kitchen/dining/lounge space is very generous, with bifolding doors opening to the gardens creating a light and airy feel to the space.

The ground floor bedroom with ensuite makes access easy for those with mobility concerns (door widths also accommodate wheelchair access), and has a large full width balcony, taking in the sea views.

The first floor has a large lounge (or extra bedroom) with another full width balcony, there is also the main family bathroom and a further bedroom to the first floor.

To the second floor the master bedroom, again with ensuite and endless elevated sea views from the balconies.

Prices vary slightly between plots - guide price in the region of £465,000



FIRST FLOOR

1:100



PLOT 1, 4, 7
PLOT 2, 5, 8
PLOT 3, 6, 9

LOWER GROUND FLOOR

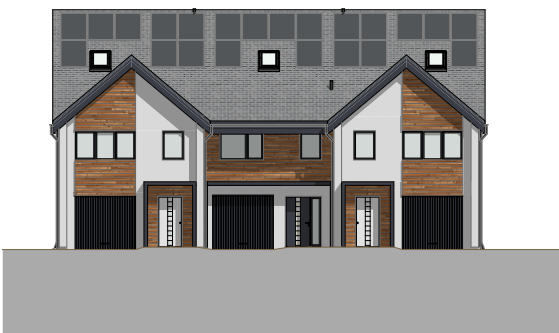
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PLOT 1, 4, 7
PLOT 2, 5, 8
PLOT 3, 6, 9

ELEVATIONS

1:100



FRONT



REAR



SIDE

SECOND FLOOR

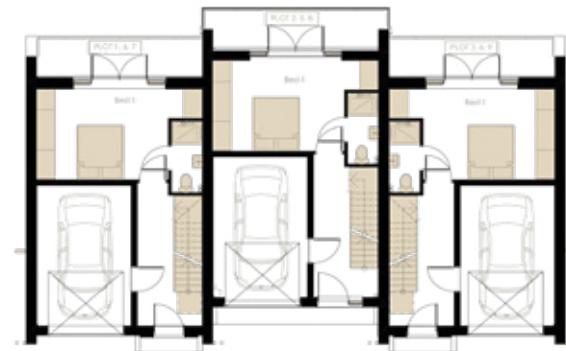
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PLOT 1, 4, 7
PLOT 2, 5, 8
PLOT 3, 6, 9

GROUND FLOOR

1:100



PLOT 1, 4, 7
PLOT 2, 5, 8
PLOT 3, 6, 9

HOUSE TYPES

PLOTS
10-11

The x2 four or five bedroom semi-detached measure an impressive 1725sqft/160sqm plus extra large garage.

The lower ground floor kitchen/dining/ living area is expansive with separate utility, downstairs WC and decent sized store/boot room. The living space has full width bifold doors leading out to the large garden.

To the ground floor there is a large rear lounge/sun room or potential fifth bedroom, with full width balcony- large enough to dine and entertain on, and a further WC.

The first floor has two large double bedrooms, one with ensuite, a single bedroom and the main family bathroom.

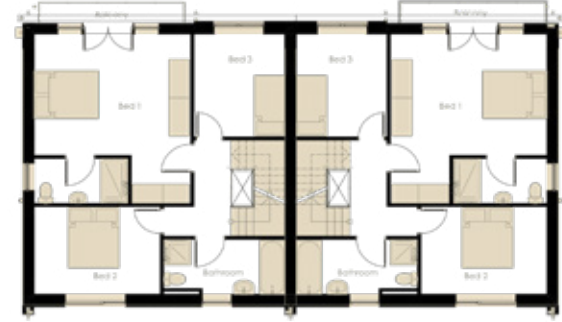
The second floor has the master suite with ensuite bathroom, and large juliette balcony to take in the views from the top floor.

Guide price in the region of £560,000



FIRST FLOOR

1:100

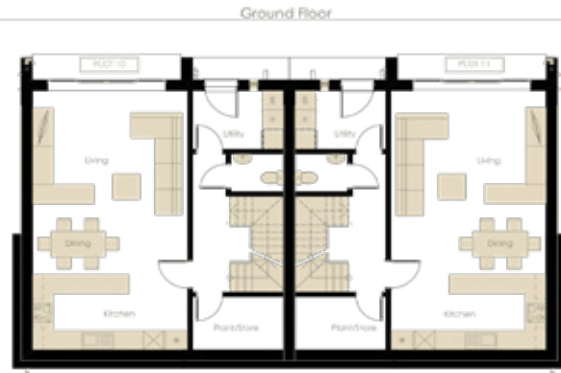


PLOT
10

PLOT
11

LOWER GROUND FLOOR

1:100



PLOT
10

PLOT
11

ELEVATIONS

1:100



FRONT



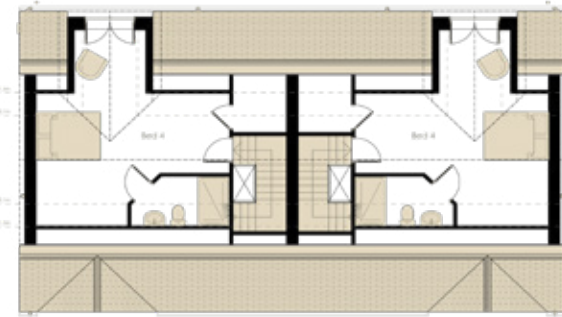
REAR



SIDE

SECOND FLOOR

1:100

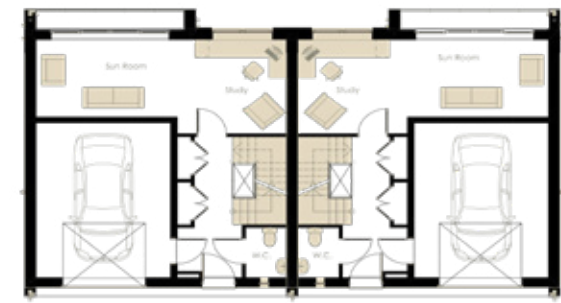


PLOT
10

PLOT
11

GROUND FLOOR

1:100



PLOT
10

PLOT
11

HOUSE TYPES

Apartments



PLOTS
12-14

The x3 Apartments offer spacious, affordable modern living: 2 double bedrooms, large open plan kitchen diner lounges, with gardens and balconies, private allocated parking plus visitor spaces.

Price on application -
starting from approx
£130,000



FIRST FLOOR

1:100



LOWER GROUND FLOOR

1:100



ELEVATIONS

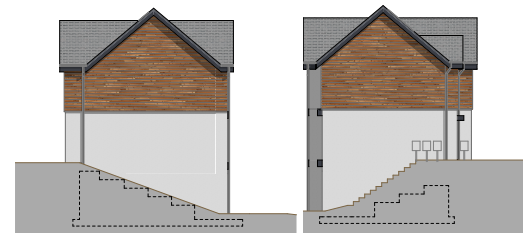
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FRONT



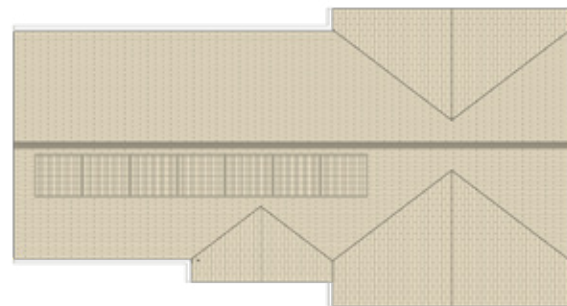
REAR



SIDE

ROOF

1:100



GROUND FLOOR

1:100



Find Us

Amenities in Penmaemawr include the mainline railway station reaching from the historic city of Chester to the idyllic beach village of Rosneigr, regular local public transport, small independent businesses and well-known retail/grocery shopping, cafes and bistros, a thriving community sports social club, sailing club, 18-hole golf course, museum, and don't forget the award winning 6 mile long blue flag beach, all on your doorstep.

Being at the foot of the Snowdonia National Park, Penmaenmawr is considered an excellent walking and touring centre. Trails lead upwards into hills crossed by Roman roads and dotted with historic sites that include an Iron Age fort, Meini Hirion (dating from about 1500 BC), and the views get better with every step.

With easy access to the A55, and less than 5 minutes by car (or one stop on the train away), is World Heritage site Conwy- one of the best preserved medieval towns in the country- busy narrow cobbled streets, nooks and crannies chock-full of historic buildings housing an abundance of shopping opportunities including fashion, retail, pubs, bistros and cafes, hotels and Michelin star restaurant, all within or around the historic walls of Conwy Castle. Conwy also has a superb 450 berth marina, with supporting shops and pub restaurant. From the Marina you can explore the excellent sailing and cruising waters along the North Wales Coast, the Menai Straits and Anglesey.

10 minutes in the opposite direction Anglesey awaits, with its endless beautiful beaches, water sports on the strait, enviable upcoming food scene in Menai Bridge, and historic Beaumauris Castle (visible from your balconies at Galwad Y Mor).





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FOR FURTHER DETAILS GET IN TOUCH:
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