



ABOUT:

# Hafan Y Glyn

COLWYN BAY

**Thoughtfully designed contemporary homes in an exceptional coastal setting.**

A limited collection of three and four bedroom detached homes, finished to WPV Homes' high standards and specification and designed for modern living.



# An Introduction to Hafan Y Glyn

Hafan Y Glyn will be the latest addition to the well-established and sort after area of Colwyn Bay; an area filled with the outstanding natural beauty of North Wales and its stunning extensive coastline.

New developments rarely offer the sense of comfort that greets you at Hafan Y Glyn. As you enter you are met with generous open space and a mix of traditional yet contemporary homes.

At WPV Homes, quality defines everything we do. As a local house builder, we prioritise craftsmanship, integrity, and personal service over scale—creating exceptional homes and communities that feel connected.

Computer Generated Image shows plots 5, 6, 7, 8 & 9.



Computer Generated Image shows plots 1, 2, 3, & 4.

Creating communities that thrive...



Computer Generated Image shows Snowdon house type.

## Open-plan living at its best.

At the centre of contemporary living, the open-plan kitchen, living and dining area not only creates a seamless link to the garden through French doors, but also brings the whole family together.

Whether you are entertaining or relaxing you will be sure to enjoy this adaptable space, no matter how you decide to use it. What's best, you will still have a separate, dedicated lounge for a more luxurious relaxation experience.

Also, as a new home buyer you will have the option to choose from a range of high-quality kitchens and wall tile finishes to help you personalise your home.



Bedrooms beyond anything you have dreamed of.



Computer Generated Image shows Snowdon house type.

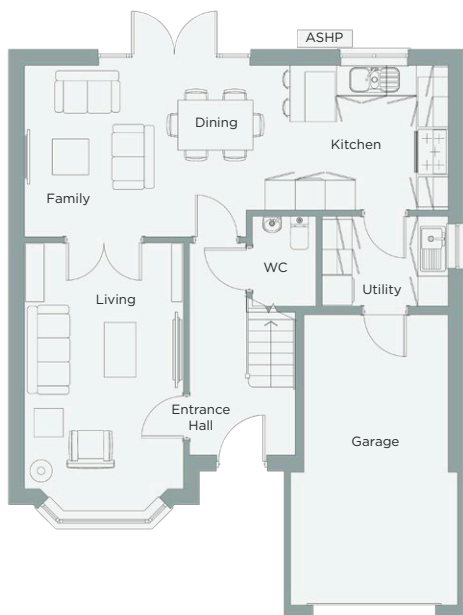


OVERALL SQFT (EXCLUDING GARAGE): 1379

**FOUR BEDROOM DETACHED**

Floor plans show plots 1 & 5 - plot 4 is handed.

**GROUND FLOOR**



**Kitchen / Family / Dining**  
 8470 x 3430 (27'9 x 11'3) o/all

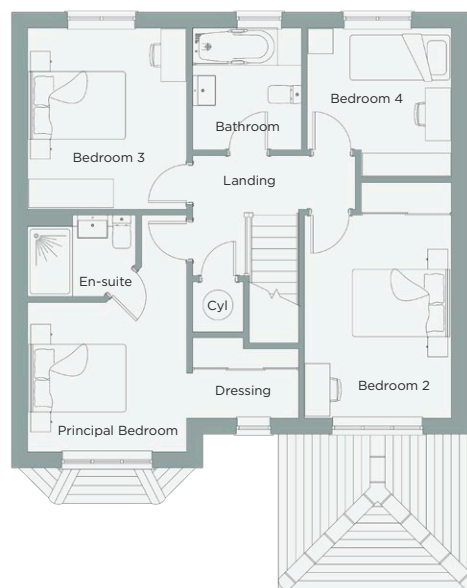
**Living**  
 3180 x 5380 (10'5 x 17'8) o/all

**Utility**  
 2520 x 1810 (8'3 x 5'11)

**WC**  
 1275 x 1810 (4'2 x 5'11)

**Garage**  
 3335 x 5795 (10'11 x 19'0) o/all

**FIRST FLOOR**



**Principal Bedroom**  
 3190 x 4730 (10'6 x 15'6) o/all

**Dressing**  
 2115 x 1605 (6'11 x 5'3) o/all

**En-suite**  
 2160 x 1625 (7'1 x 5'4) o/all

**Bedroom 2**  
 2935 x 4705 (9'8 x 15'5) o/all

**Bedroom 3**  
 3180 x 3620 (10'5 x 11'11)

**Bedroom 4**  
 2880 x 2970 (9'5 x 9'9) o/all

**Bathroom**  
 2170 x 2435 (7'1 x 8'0)

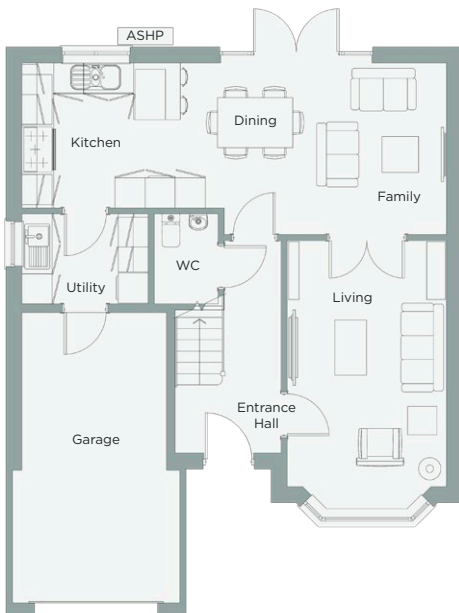


OVERALL SQFT (EXCLUDING GARAGE): 1379

**FOUR BEDROOM DETACHED**

Floor plans show plot 3 - plot 2 is handed.

**GROUND FLOOR**



**Kitchen / Family / Dining**  
 8470 x 3430 (27'9 x 11'3) o/all

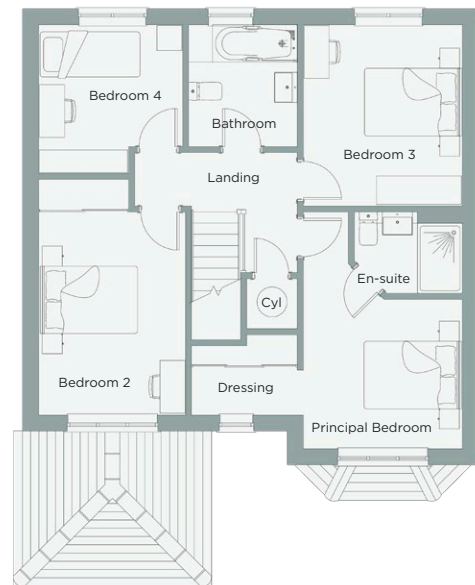
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**FIRST FLOOR**



**Principal Bedroom**  
 3190 x 4730 (10'6 x 15'6) o/all

**Dressing**  
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**En-suite**  
 2160 x 1625 (7'1 x 5'4) o/all

**Bedroom 2**  
 2935 x 4705 (9'8 x 15'5) o/all

**Bedroom 3**  
 3180 x 3620 (10'5 x 11'11)

**Bedroom 4**  
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**Bathroom**  
 2170 x 2435 (7'1 x 8'0)

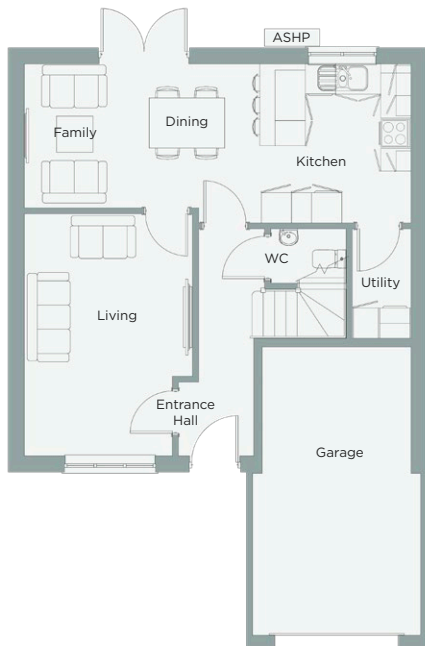


OVERALL SQFT (EXCLUDING GARAGE): 1210

**THREE BEDROOM DETACHED**

Floor plans show plot 8 - plot 6 is handed.

**GROUND FLOOR**



**Kitchen / Family / Dining**  
 7680 x 3160 (25'2 x 10'4) o/all

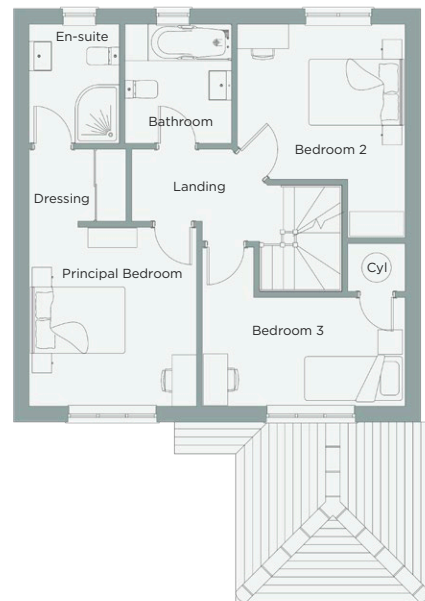
**Living**  
 3340 x 4810 (10'11 x 15'9) o/all

**Utility**  
 1170 x 2170 (3'10 x 7'1)

**WC**  
 1500 x 1080 (4'11 x 3'7)

**Garage**  
 3335 x 5740 (10'11 x 18'10) o/all

**FIRST FLOOR**



**Principal Bedroom**  
 3420 x 3650 (11'3 x 12'0)

**Dressing**  
 1980 x 1470 (6'6 x 4'10)

**En-suite**  
 1840 x 2435 (6'0 x 8'0)

**Bedroom 2**  
 3430 x 4350 (11'3 x 14'3) o/all

**Bedroom 3**  
 4140 x 3245 (13'7 x 10'8) o/all

**Bathroom**  
 2170 x 2435 (7'1 x 8'0)

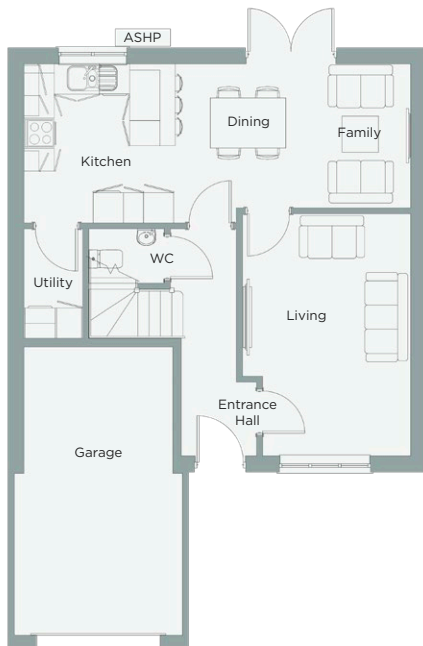


OVERALL SQFT (EXCLUDING GARAGE): 1210

**THREE BEDROOM DETACHED**

Floor plans show plot 9 - plot 7 is handed.

**GROUND FLOOR**



**Kitchen / Family / Dining**  
 7680 x 3160 (25'2 x 10'4) o/all

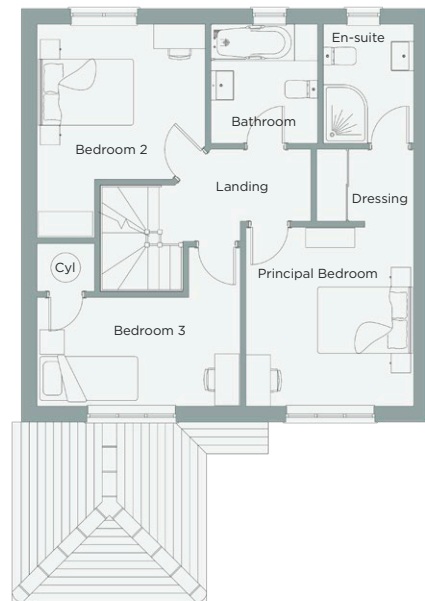
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**Garage**  
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**FIRST FLOOR**



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 2170 x 2435 (7'1 x 8'0)

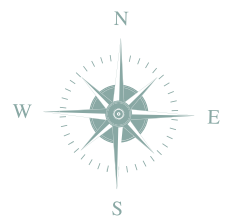
WELCOME TO  
**Hafan Y Glyn**  
COLWYN BAY

**SITE PLAN**



**HOUSE TYPE KEY**

- SNOWDON
- SNOWDON
- TRYFAN
- TRYFAN



\*Plot 8 - Discounted Market Value



## KITCHEN

- Choice of quality fitted Kitchen units from selected range
- Built in single oven and combi-microwave oven
- Induction hob
- Chimney extractor hood
- Integrated dishwasher
- Integrated 70/30 Fridge Freezer
- Laminate worktops and upstand
- Chrome mixer taps and sink

## UTILITY

- Plumbing for washing machine
- Space provided for tumble dryer
- Laminate worktops and upstand
- Chrome mixer taps and sink to the Snowdon House type

## BATHROOMS & EN-SUITES

- Contemporary white Bathroom suites and chrome taps
- Vanity Units (where applicable)
- Thermostatically controlled showers with shower screen (where applicable)
- Chrome towel rail radiator
- Shaver Point to Bathroom and En-suite

## CERAMIC TILING

- Choice of wall tiles from selected range
- Half height tiling to Bathroom and En-suites
- Full height tiling to shower areas
- Choice of ceramic floor tiles in Bathroom, En-suite
- Splash-back tiling to W.C.

## INTERNAL FINISHES

- Vertical panel design white internal doors
- Contemporary chrome ironmongery
- MDF moulded skirting and architrave
- Softwood staircase, spindles and newels and oak handrail

## TV / BROADBAND

- TV & Sat points to Living room
- TV points to Kitchen and Principal bedrooms
- BT point to Living room
- Doorbell
- Digital Aerial fitted in Loft
- USB points to Living, Kitchen, Family and Principal bedroom
- Fibre broadband connection ready
- Network points to Living room and Principal bedroom
- Downlights to Kitchen and Family areas, Utility, Bathrooms, En-suite and Living room

## ENERGY SAVING FEATURES

- Energy efficient PVC windows and doors
- Air Source Heating with electronic temperature and zone control
- Energy efficient lighting throughout
- Latest wall, floor and roof insulation technology

## SAFETY & SECURITY

- External lights to front & rear
- High security external doors with letterboxes
- Lockable windows
- Mains connected smoke and heat detection
- Advantage 10-year warranty
- WPDV Homes 2-year warranty

## PARKING & EXTERNAL

- Block paved driveways
- Integral single Garage
- Fused Spur for future 7KW Electric car charging point
- Patio area paved with buff pre-cast slabs
- Paths from drives to patio & secondary entrance door
- External cold tap
- Turf and landscaped front gardens
- Turf to rear gardens
- 1.8m high close-boarded plot division fence

ABOUT:

# Hafan Y Glyn

COLWYN BAY

## Luxurious Seaside Living

This picture-perfect seaside escape combines sweeping sandy shores, beautiful countryside, and a fresh, modern food scene. You will also find Conwy, Llandudno and Rhos-on-Sea close-by too.



# No better place to be...

If you are a lover of the great outdoors, then you will find no better place to be than North Wales. With areas of outstanding natural beauty, miles of stunning coastline, picturesque countryside, and mountains galore – it's no wonder people travel from far and wide to visit or holiday here.

1. Colwyn Bay from Porth Eirias.
2. Colwyn Promenade.
3. Colwyn Sculpture, Colwyn Bay Promenade.
4. Conwy Castle.
5. Llandudno Pier.



## Learn to...

Colwyn Bay Beach - perfect for paddleboarding, surfing, swimming or even dipping your toes in the water after a long day at work.

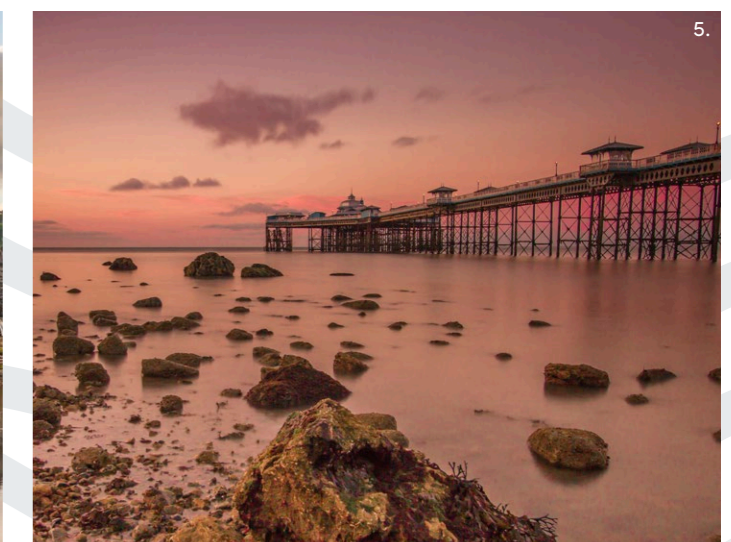
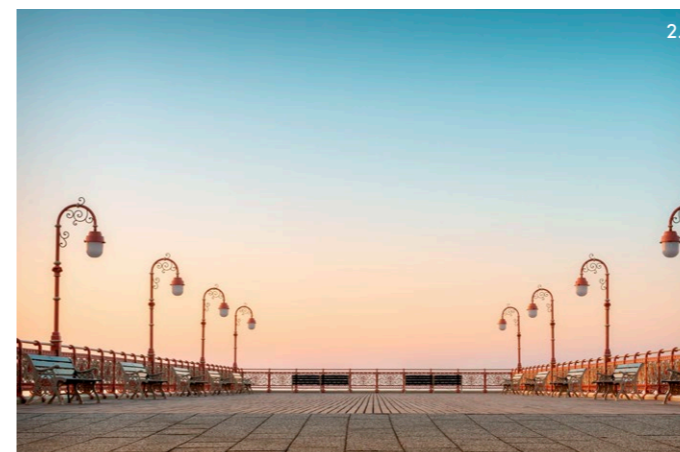
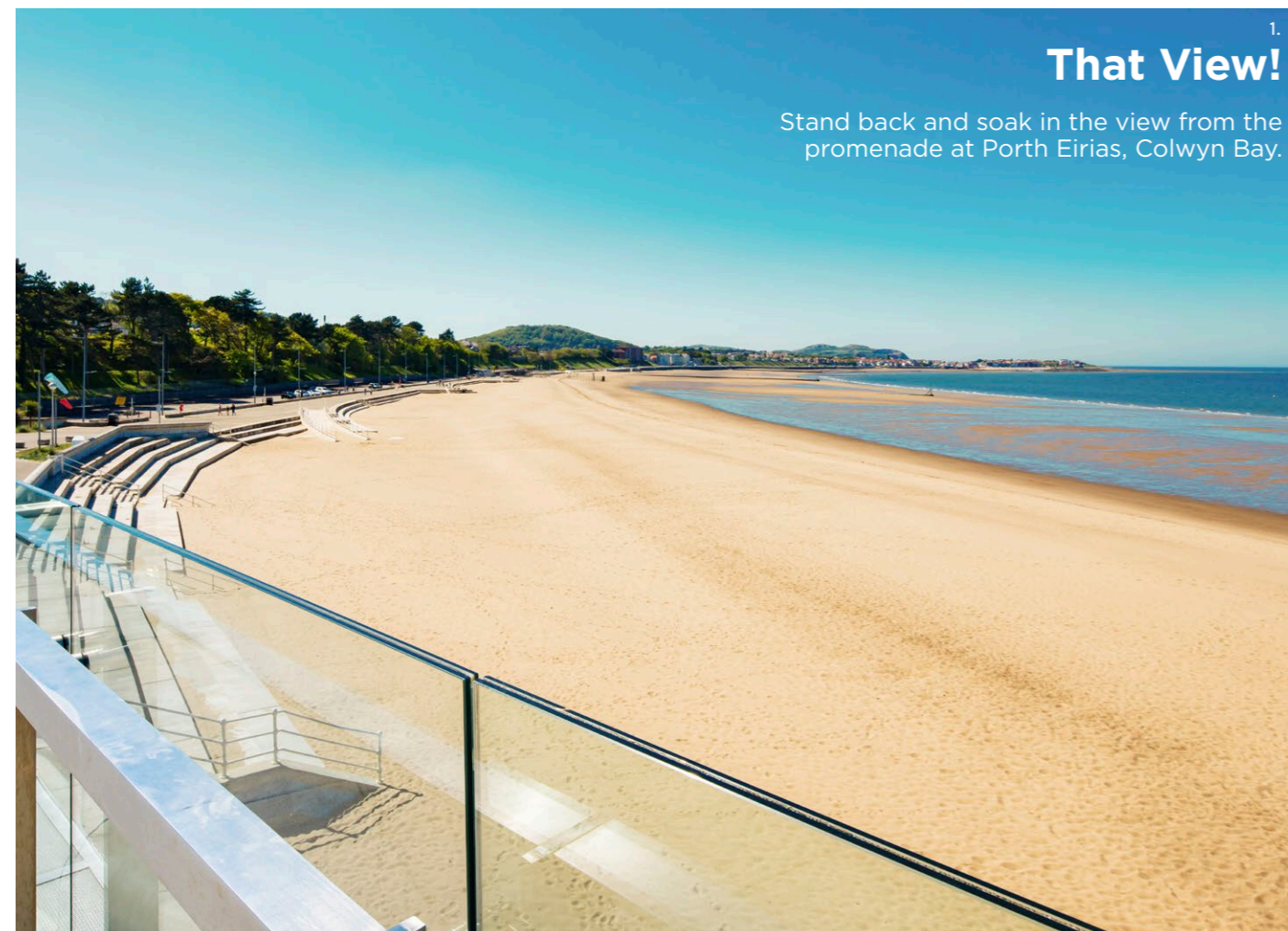


## So much to do.

Our latest homes at Hafan Y Glyn are ideally located in Colwyn Bay, a small seaside town with endless activities for all ages. From the Welsh Mountain Zoo where you will find Big Cats, Snow Leopards, Penguins and even Crocodiles, the grand art deco building of Theatr Colwyn which shows all the latest movies on a regular basis, Colwyn Bay beach and promenade or the wonderful cuisine at Porth Eirias where you can eat local food prepared by local chefs while soaking in the views of the Irish Sea. You really will be spoilt for choice with how much there is to do on your doorstep.

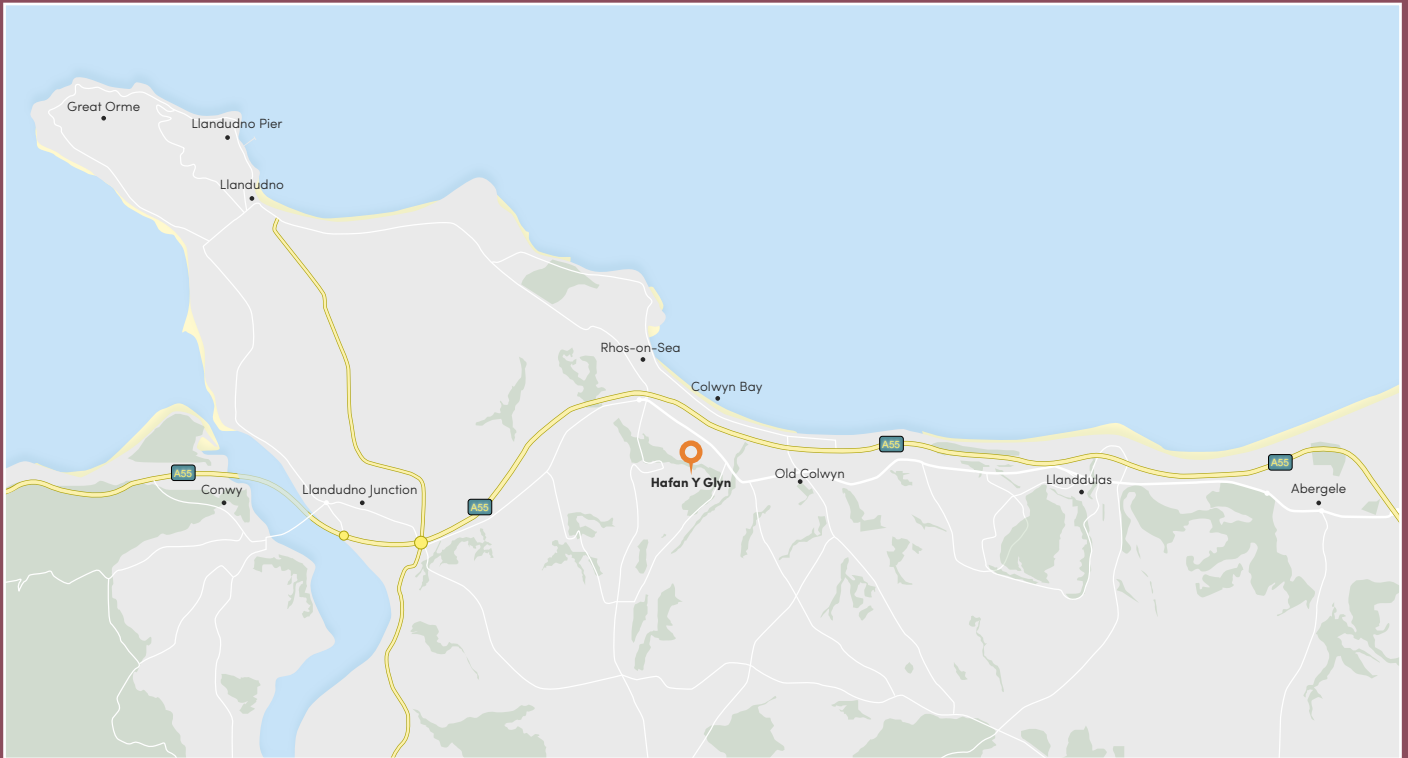
From your front door it will take around 20 minutes to walk down to the coast but hop in the car and within minutes you could be at Rhos-on-Sea, Llandudno, or the historic town of Conwy.

Hafan Y Glyn is also an excellent location for commuting too, as the main arterial route from the Northwest of England, the A55 that runs between Chester and Holyhead, is literally four minutes away.



## Location Map

Development Postcode: LL29 8EZ



**WPV Homes**

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