

ABOUT:

# PENRHOS HEIGHTS

COLWYN BAY

## Modern homes designed with you in mind.

A selection of three, four and five bedroom homes, all architect designed and finished to our usual high standards and specification.



A maturity not often found on new developments.

New developments don't often come with the feeling you get when you arrive at Penrhos Heights. Entering this leafy development really will make you feel at home as you are welcomed by an abundance of open space and a selection of modern and traditional style homes all surrounded by mature trees which, create the most stunning backdrop.

At WPV Homes, we are your friendly local house builder. Our ethos is not about scale or number of plots being built, it's about the quality and good service over profit. We deliver peoples dreams and create communities that thrive.



Creating communities that thrive...



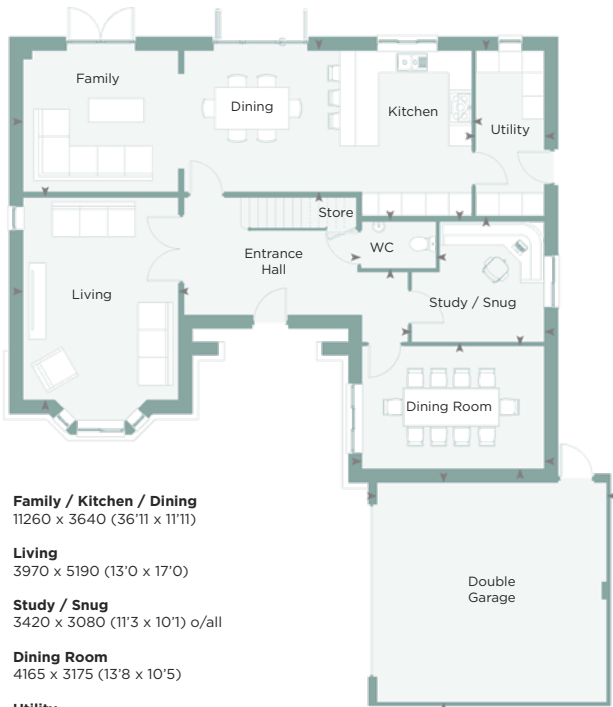


OVERALL SQFT (EXCLUDING GARAGE): 2595

**FIVE BEDROOM DETACHED**

Floor plans show plot 8, plot 7 has the same interior layout but a detached double garage.

GROUND FLOOR



- Family / Kitchen / Dining**  
11260 x 3640 (36'11 x 11'11)
- Living**  
3970 x 5190 (13'0 x 17'0)
- Study / Snug**  
3420 x 3080 (11'3 x 10'1) o/all
- Dining Room**  
4165 x 3175 (13'8 x 10'5)
- Utility**  
1770 x 4250 (5'10 x 13'11)
- WC**  
1980 x 1210 (6'6 x 4'0)
- Double Garage**  
5925 x 5675 (19'5 x 18'7)

FIRST FLOOR



- Master Bedroom**  
3940 x 3950 (12'11 x 13'0)
- Dressing**  
2980 x 2480 (9'9 x 8'2)
- En-suite**  
2980 x 2280 (9'9 x 7'6)
- Bedroom 2**  
4165 x 2940 (13'8 x 9'8)
- Dressing**  
1500 x 2100 (4'11 x 6'11)
- En-suite**  
1870 x 1700 (6'2 x 5'7) o/all
- Bedroom 3**  
3750 x 3700 (12'4 x 12'2)
- Bedroom 4**  
3470 x 3570 (11'5 x 11'9)
- Bedroom 5**  
2880 x 3710 (9'5 x 12'2) o/all
- Bathroom**  
3500 x 1930 (11'6 x 6'4)



OVERALL SQFT (EXCLUDING GARAGE): 2449

**FOUR BEDROOM DETACHED**

Floor plans show plots 2, 15 & 19 - plot 18 is handed.

At plots 15, 18 & 19 the family room benefits from a high-level window as the double garage is detached from the property.

**GROUND FLOOR**



**FIRST FLOOR**



**Kitchen**  
 4000 x 4700 (13'1 x 15'5)  
**Family / Dining**  
 7100 x 3665 (23'4 x 12'0)  
**Living**  
 4115 x 5775 (13'6 x 18'11)  
**Study / Snug**  
 2900 x 3700 (9'6 x 12'2)

**Utility**  
 2800 x 1900 (9'2 x 6'3)  
**WC**  
 1100 x 2400 (3'7 x 7'10)  
**Double Garage**  
 5745 x 5745 (18'10 x 18'10)

**Master Bedroom**  
 4000 x 4700 (13'1 x 15'5)  
**Dressing**  
 1665 x 1775 (5'6 x 5'10)  
**En-suite**  
 2445 x 1775 (8'0 x 5'10)  
**Bedroom 2**  
 4000 x 4665 (13'1 x 15'4)  
**En-suite**  
 2775 x 1995 (9'1 x 6'7)

**Bedroom 3**  
 4000 x 4450 (13'1 x 14'7) o/all  
**Bedroom 4**  
 4000 x 3775 (13'1 x 12'5)  
**Bathroom**  
 2900 x 2575 (9'6 x 8'5)



OVERALL SQFT (EXCLUDING GARAGE): 2421

**FOUR BEDROOM DETACHED**

Floor plans show plot 9 - plot 6 is handed.

**GROUND FLOOR**



**Kitchen**  
 4000 x 4700 (13'1 x 15'5)  
**Family / Dining**  
 7100 x 3665 (23'4 x 12'0)  
**Living**  
 4115 x 5775 (13'6 x 18'11)  
**Study / Snug**  
 2900 x 3700 (9'6 x 12'2)

**Utility**  
 2800 x 1900 (9'2 x 6'3)  
**WC**  
 1100 x 2400 (3'7 x 7'10)  
**Double Garage**  
 5745 x 5745 (18'10 x 18'10)

**FIRST FLOOR**



**Master Bedroom**  
 4000 x 4700 (13'1 x 15'5)  
**Dressing**  
 1665 x 1775 (5'6 x 5'10)  
**En-suite**  
 2445 x 1775 (8'0 x 5'10)  
**Bedroom 2**  
 4000 x 4665 (13'1 x 15'4)  
**En-suite**  
 2775 x 1995 (9'1 x 6'7)

**Bedroom 3**  
 4000 x 4450 (13'1 x 14'7) o/all  
**Bedroom 4**  
 4000 x 3775 (13'1 x 12'5)  
**Bathroom**  
 2900 x 2575 (9'6 x 8'5)



OVERALL SQFT (EXCLUDING GARAGE): 2261

**FIVE BEDROOM DETACHED**

Floor plans show plots 4, 16 & 20 - plots 12 is handed.

At plots 12, 16 & 20 the double garage is also detached from the property.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



**Kitchen / Dining**  
 5025 x 7270 (16'6 x 23'10) o/all

**Living**  
 4910 x 5440 (16'1 x 17'10) o/all

**Study / Snug**  
 2935 x 4065 (9'8 x 13'4) o/all

**WC**  
 2285 x 1050 (7'6 x 3'5)

**Double Garage**  
 5745 x 5745 (18'10 x 18'10)

**Master Bedroom**  
 4910 x 3500 (16'1 x 11'6) o/all

**Dressing**  
 1870 x 2370 (6'2 x 7'9) o/all

**En-suite**  
 2260 x 1770 (7'5 x 5'10)

**Bedroom 2**  
 3695 x 3460 (12'1 x 11'4)

**Bedroom 3**  
 3385 x 3785 (11'1 x 12'5) o/all

**Bedroom 4**  
 2735 x 3710 (9'0 x 12'2)

**Bathroom**  
 2230 x 2370 (7'4 x 7'9)

**Bedroom 5**  
 3720 x 2885 (12'2 x 9'6) o/all

**Dressing**  
 1370 x 1710 (4'6 x 5'7)

**En-suite**  
 2250 x 1710 (7'5 x 5'7) o/all

**Office**  
 4540 x 4090 (14'11 x 13'5) o/all

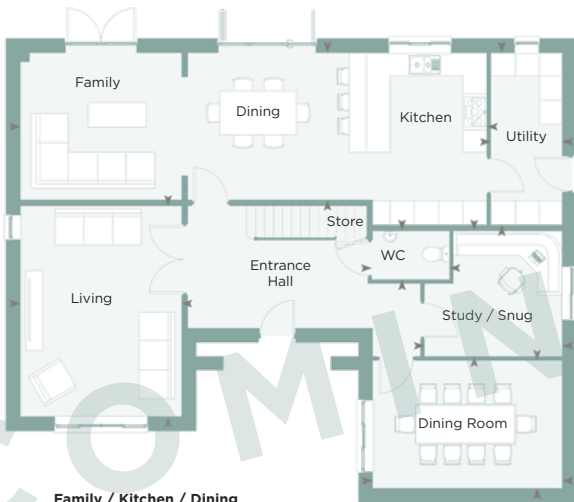


OVERALL SQFT (EXCLUDING GARAGE): 2624

**FIVE BEDROOM DETACHED**

Floor plans show plots 3 & 14 - plots 17 is handed.

**GROUND FLOOR**



**Family / Kitchen / Dining**  
 11260 x 3640 (36'11 x 11'11)

**Living**  
 3970 x 5190 (13'0 x 17'0)

**Study / Snug**  
 3420 x 3080 (11'3 x 10'1) o/all

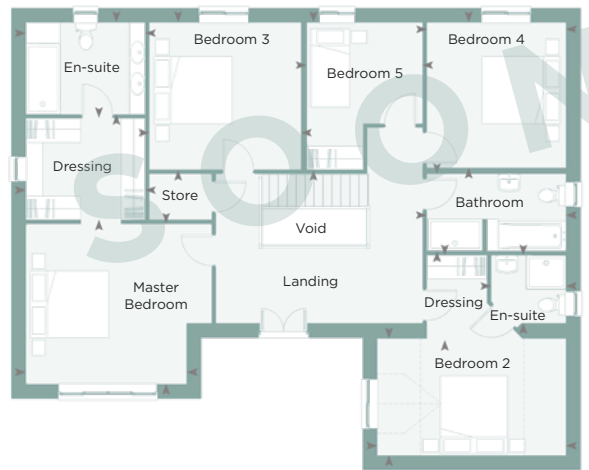
**Dining Room**  
 4165 x 3175 (13'8 x 10'5)

**Utility**  
 1770 x 4250 (5'10 x 13'11)

**WC**  
 1980 x 1210 (6'6 x 4'0)

**Double Garage**  
 5925 x 5675 (19'5 x 18'7)

**FIRST FLOOR**



**Master Bedroom**  
 3940 x 3950 (12'11 x 13'0)  
**Dressing**  
 2980 x 2480 (9'9 x 8'2)  
**En-suite**  
 2980 x 2280 (9'9 x 7'6)

**Bedroom 2**  
 4165 x 2940 (13'8 x 9'8)  
**Dressing**  
 1500 x 2100 (4'11 x 6'11)  
**En-suite**  
 1870 x 1700 (6'2 x 5'7) o/all

**Bedroom 3**  
 3750 x 3700 (12'4 x 12'2)

**Bedroom 4**  
 3470 x 3570 (11'5 x 11'9)

**Bedroom 5**  
 2880 x 3710 (9'5 x 12'2) o/all

**Bathroom**  
 3500 x 1930 (11'6 x 6'4)



OVERALL SQFT (EXCLUDING GARAGE): 1808

**FOUR BEDROOM DETACHED**

GROUND FLOOR



FIRST FLOOR



**Family / Kitchen**  
 3670 x 8085 (12'0 x 26'6) o/all

**Dining**  
 3000 x 2745 (9'10 x 9'0)

**Living**  
 3670 x 8085 (12'0 x 26'6) o/all

**Utility**  
 3000 x 1520 (9'10 x 5'0)

**WC**  
 1075 x 1720 (3'6 x 5'8)

**Detached Double Garage**  
 5745 x 5745 (18'10 x 18'10) o/all

**Master Bedroom**  
 3700 x 4170 (12'2 x 13'8)

**Dressing**  
 2325 x 3115 (7'8 x 10'3) o/all

**En-suite**  
 1875 x 3115 (6'2 x 10'3) o/all

**Bedroom 2**  
 3675 x 4105 (12'1 x 13'6) o/all

**En-suite**  
 2680 x 1245 (8'10 x 4'1) o/all

**Bedroom 3**  
 3115 x 3115 (7'8 x 7'8)

**Bedroom 4**  
 3675 x 2275 (12'4 x 7'6)

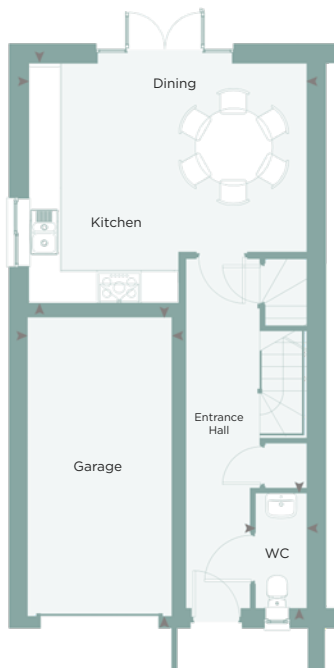
**Bathroom**  
 2995 x 1835 (9'10 x 6'0)



OVERALL SQFT (EXCLUDING GARAGE): 1420

**THREE BEDROOM SEMI-DETACHED**

GROUND FLOOR

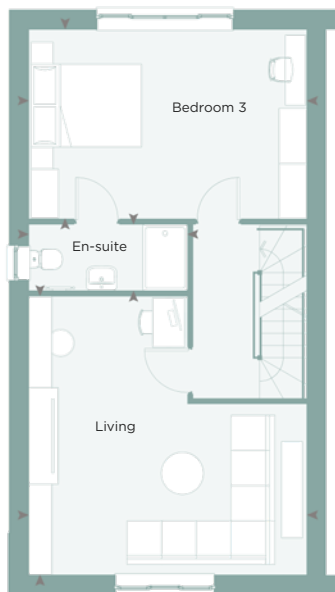


**Kitchen / Dining**  
 5025 x 4335 (16'6 x 14'3) o/all

**WC**  
 925 x 2085 (3'0 x 6'10)

**Single Garage**  
 2610 x 5415 (8'7 x 17'9)

FIRST FLOOR

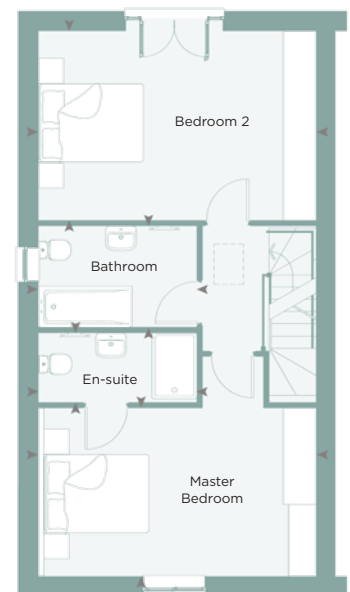


**Bedroom 3**  
 5025 x 3425 (16'6 x 11'3)

**En-Suite**  
 2870 x 1200 (9'5 x 3'11)

**Living**  
 5025 x 5040 (16'6 x 16'6) o/all

SECOND FLOOR



**Master Bedroom**  
 5025 x 3050 (16'6 x 10'0)

**En-Suite**  
 2870 x 1260 (9'5 x 4'2)

**Bedroom 2**  
 5025 x 3425 (16'6 x 11'3)

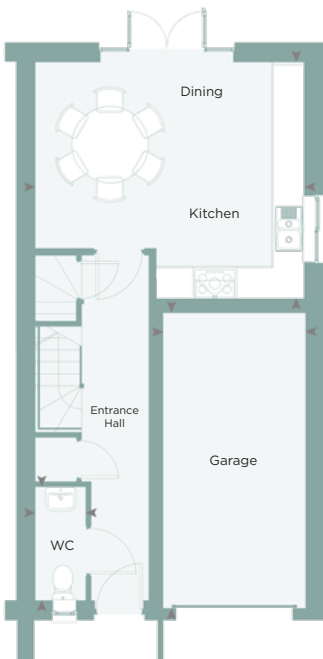
**Bathroom**  
 2870 x 1835 (9'5 x 6'0)



OVERALL SQFT (EXCLUDING GARAGE): 1380

**THREE BEDROOM SEMI-DETACHED**

GROUND FLOOR

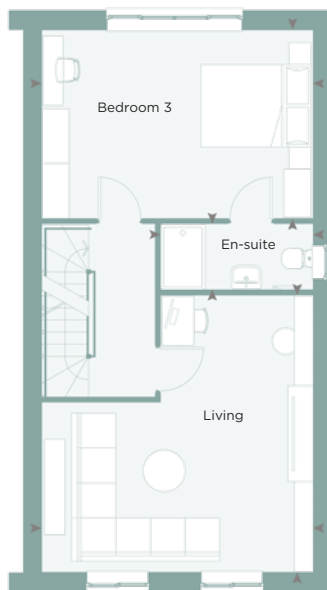


**Kitchen / Dining**  
 4920 x 4335 (16'2 x 14'3) o/all

**WC**  
 925 x 2085 (3'0 x 6'10)

**Single Garage**  
 2610 x 5415 (8'7 x 17'9)

FIRST FLOOR

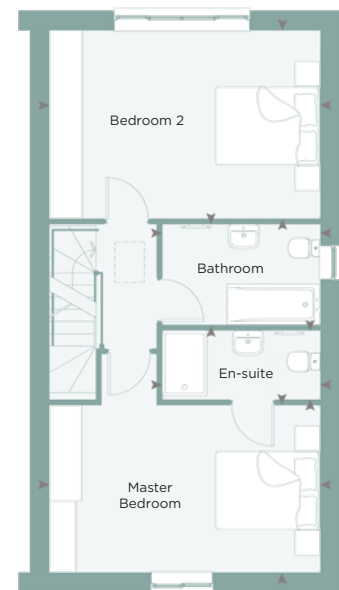


**Bedroom 3**  
 4920 x 3425 (16'2 x 11'3)

**En-Suite**  
 2765 x 1200 (9'1 x 3'11)

**Living**  
 4920 x 5040 (16'2 x 16'6) o/all

SECOND FLOOR



**Master Bedroom**  
 4920 x 3050 (16'2 x 10'0)

**En-Suite**  
 2870 x 1260 (9'5 x 4'2)

**Bedroom 2**  
 4920 x 3425 (16'2 x 11'3)

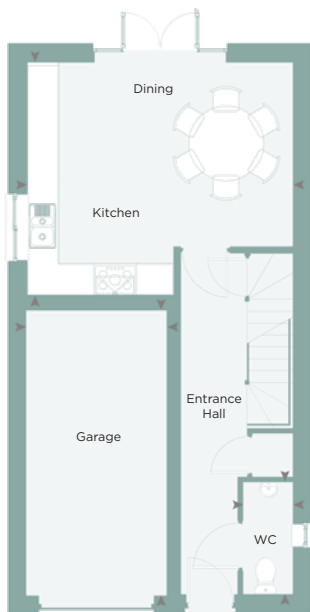
**Bathroom**  
 2870 x 1835 (9'5 x 6'0)



OVERALL-SQFT (EXCLUDING GARAGE): 1380

**THREE BEDROOM DETACHED**

GROUND FLOOR

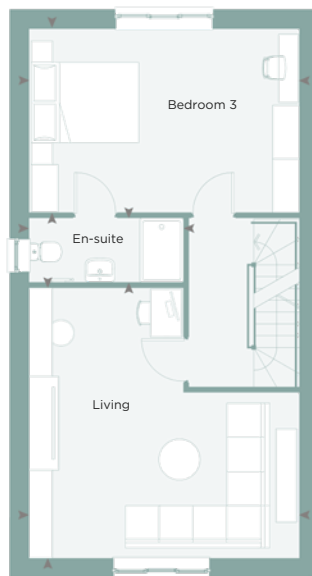


**Kitchen / Dining**  
 4920 x 4335 (16'2 x 14'3) o/all

**WC**  
 925 x 2085 (3'0 x 6'10)

**Single Garage**  
 2610 x 5415 (8'7 x 17'9)

FIRST FLOOR



**Bedroom 3**  
 4920 x 3425 (16'2 x 11'3)

**En-Suite**  
 2765 x 1200 (9'1 x 3'11)

**Living**  
 4920 x 5040 (16'2 x 16'6) o/all

SECOND FLOOR



**Master Bedroom**  
 4920 x 3050 (16'2 x 10'0)

**En-Suite**  
 2870 x 1260 (9'5 x 4'2)

**Bedroom 2**  
 4920 x 3425 (16'2 x 11'3)

**Bathroom**  
 2870 x 1835 (9'5 x 6'0)

# WELCOME TO PENRHOS HEIGHTS COLWYN BAY

## SITE PLAN



### HOUSE TYPE KEY

- OAK
- LIME
- PINE
- CHERRY
- MAPLE



LOCATION:

# PENRHOS HEIGHTS

COLWYN BAY

## Luxurious Seaside Living

This picture postcard seaside town boasts miles of golden sand, beautiful countryside, contemporary eateries and has Conwy, Llandudno and Rhos-on-Sea on its doorstep.



# No better place to be...

If you're a lover of the great outdoors, then you'll 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.

## So much to do.

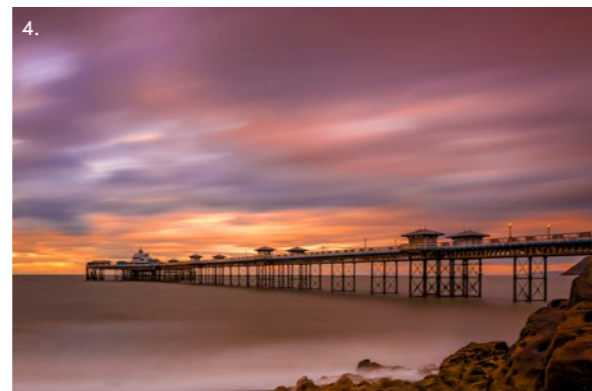
Our latest homes at Penrhos Heights are ideally located in Colwyn Bay, a small seaside town with endless activities for all ages. From the Welsh Mountain Zoo where you will find Big Cats, Snow Leopards, Penguins and even Crocodiles, the grand art deco building of Theatr Colwyn which shows all the latest movies on a regular basis, Colwyn Bay beach and promenade or the wonderful cuisine at Bryn Williams 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 15 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.

Penrhos Heights 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 three minutes away.

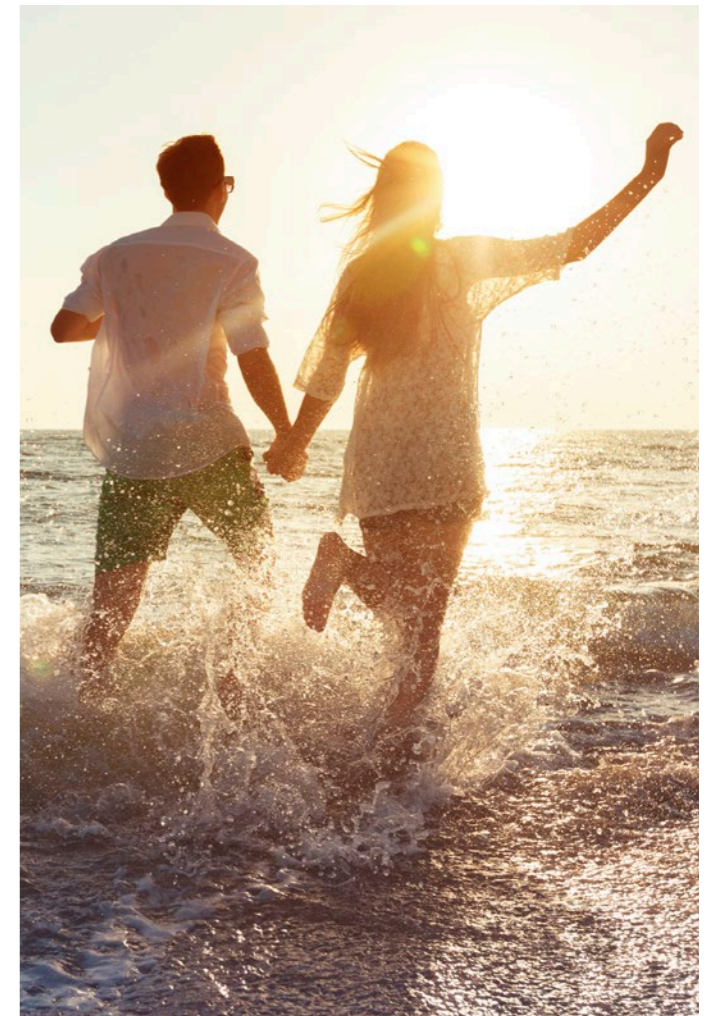
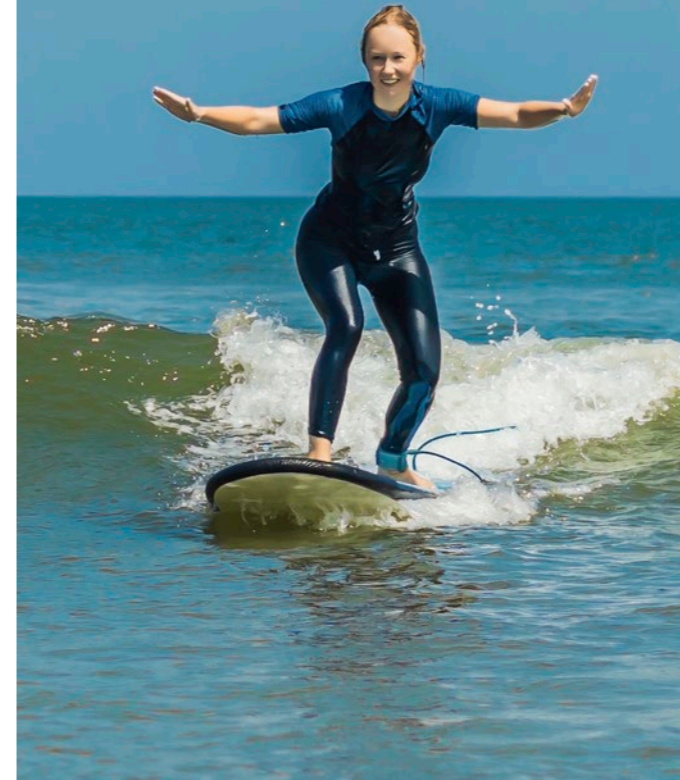
1. View from Snowdonia with Colwyn Bay in the distance.
2. Colwyn Sculpture, Colwyn Bay Promenade.
3. Conwy Castle.
4. Llandudno Pier.
5. Colwyn Bay from Porth Eirias.

Front Cover Image: Colwyn Bay looking towards Porth Eirias.



## Learn to...

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



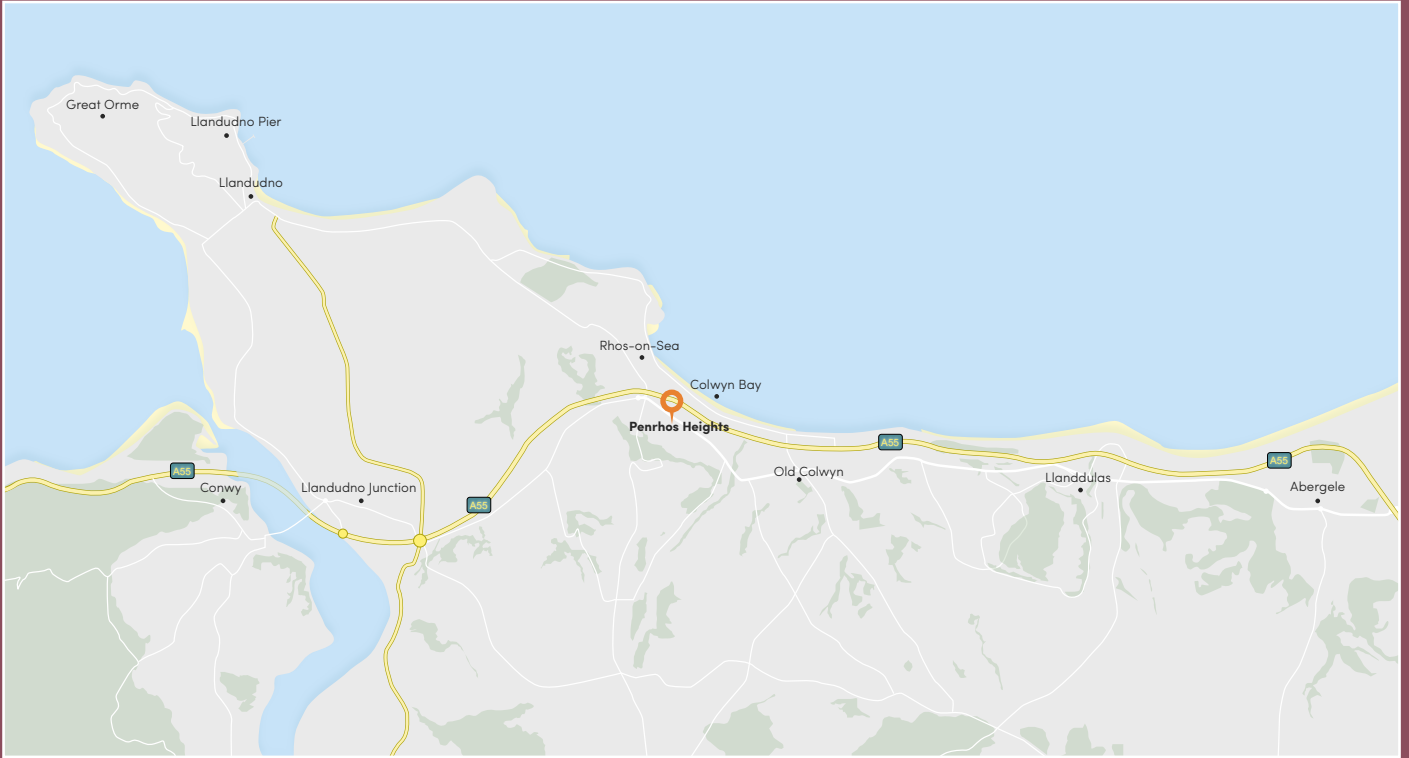
## That View!

Stand back and soak in the view from the promenade at Porth Eirias, Colwyn Bay where you will find Bryn Williams' beach-front restaurant.



## Location Map

Development Postcode: LL29 7BE



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