



Development 1 Adjacent to The Rise Rhyl Road, Rhuddlan, LL18 2TL

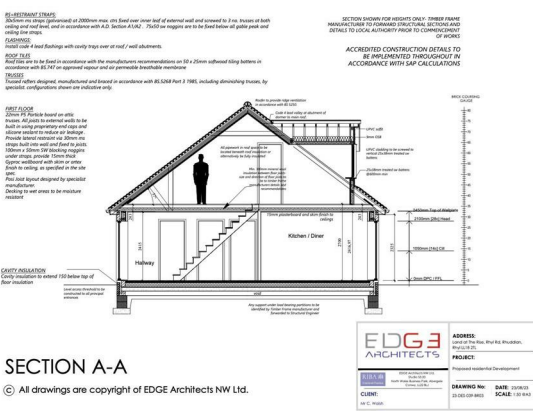
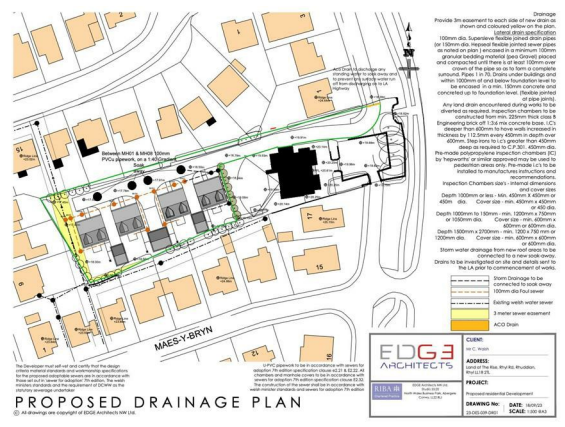
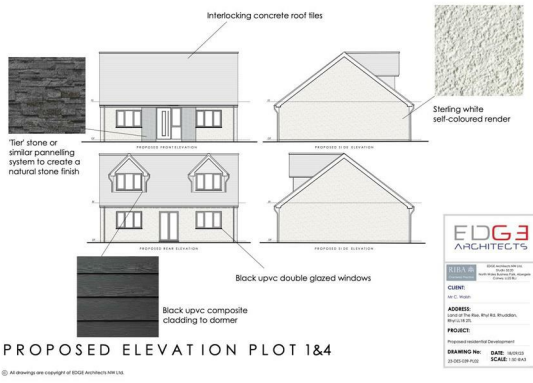
£375,000

 3
  2
  2
  TBC

EPC - TBC Council Tax Band - New build, no rates available Tenure - Freehold

Rhyl Road, Rhuddlan 3 Bedrooms - Bungalow

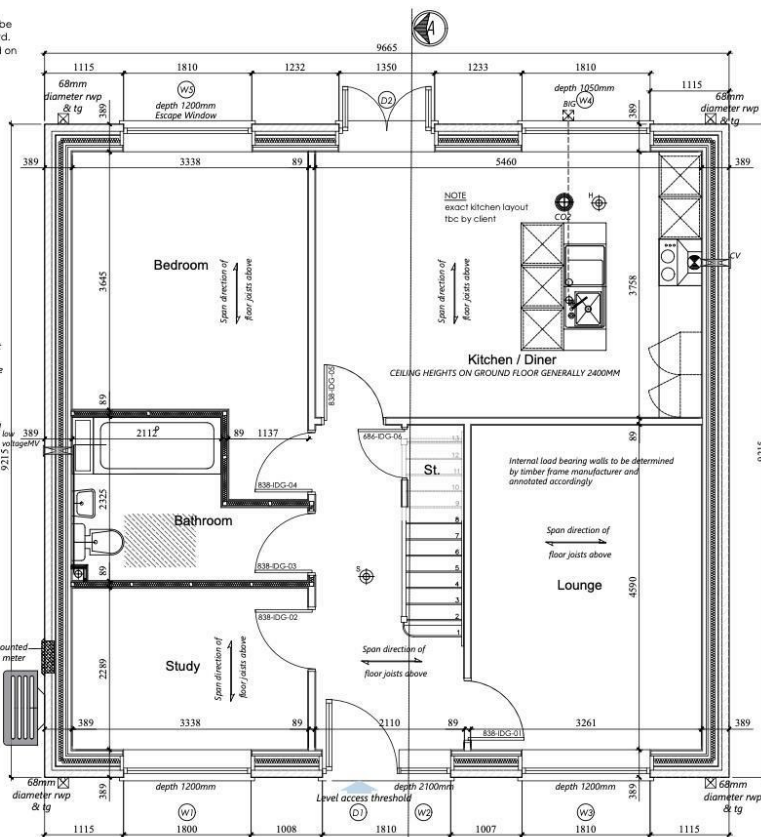
Check out this Prime New Development located in the sought-after village of Rhuddlan, featuring Four Detached Dormer Bungalows. With easy access to neighbouring towns and amenities, they offer a tranquil setting. This development will be available in the Summer of 2024, perfect for those looking for a peaceful yet convenient place to call home. Comprising of three bedrooms, kitchen/diner, lounge, snug, bathroom and en-suite. Benefitting from underfloor heating, air source heat pump to provide a highly energy efficient property with the expected rating to be an A, built-in wardrobes to the first floor and a detached garage and driveway for off-road parking. Planning application number is available upon request, along with further information.



NOTE:

Any discrepancies or errors are to be reported to EDGE Architects NW Ltd. Any dimensions that are not noted on the drawings are to be requested from EDGE Architects NW Ltd.

Hand rinse basin in wc to be no greater than 250x250mm allowing min 650mm clear from front of component to facing wall. HRB positioned so as not to obstruct 750x1000mm clear space in front of wc pan shown hatched to meet ADM and the housing associations DQR
Provide 1000mm wide door set to wc. We pan shown 750mm long and to be positioned 500mm from wall as shown; contractor to advise should length exceed this as compliance to Doc M may be forfeited.



W1, W3, W4, W5, W6 & W7 - three light windows (each approximately 1.8m wide) must have all lights as openers to meet Part Q.

GROUND FLOOR LAYOUT PLAN

Surface Area of Ground floor : 70.74 m²

Structural dimensions only, the drawings do not represent finished room dimensions

Where dimensions are stated approximate, exact dimensions to be checked on site

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Cold Water Service

The cold water service shall be provided by competent persons with knowledge of the requirements. The cold water incoming service pipe should enter the dwelling through a sleeve, be laid at sufficient depth to avoid mechanical damage and be protected against frost damage. External meter chambers should be in accordance with the recommendation of BS 6700.

A drinking water point off the incoming main should be provided in the kitchen and elsewhere as required. Cold water storage should be provided to supply a conventional hot water storage system, in areas of low pressure and to supply those cold water outlets not connected directly to the main.

External Walls:

- External wall to be made up of:
 - 100mm block to be finished in self coloured render
 - 50mm Clear Cavity
 - External Breathing Membrane
 - 9mm OSB3
 - 140mm Structural Insulated Timber Frame
 - Reflective Vapour Control Layer
 - 25mm Rigid Insulation (type to be confirmed)
 - 50mm service baton
 - 15mm Plasterboard and Skim

Total overall thickness 389mm

All internal walls to be indicated as 89mm timber (unfinished) and to be as per timber frame manufacturer's details. Any load bearing walls to be clearly indicated on manufacturer's details

All internal walls to be 89mm insulated stud partitioning - those to be load bearing to be clearly indicated on manufacturer's details. Stud walls to be finished with 12.5/15mm plasterboard in accordance with specification notes.

Any non load bearing bathroom partitions to be 89mm insulated stud partitioning. Stud walls to be finished with 15mm soundback board and skim finish throughout.

External wall to be 389mm Thick See in notes above for more details

EDGE ARCHITECTS

RIBA # EDGE Architects NW Ltd.
Studio 55-20
North Wales Business Park, Abergele
Conwy, LL22 8LJ

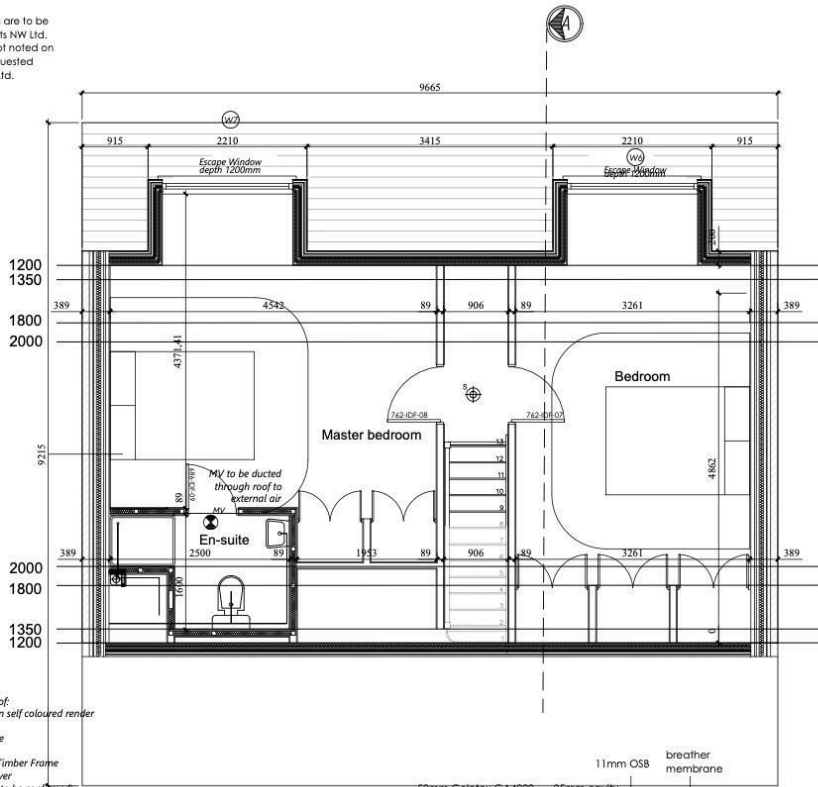
CLIENT:
Mr C. Walsh

ADDRESS:
Land at The Rise, Rhyll Rd, Rhuddlan,
Rhyll LL18 2TL

PROJECT:
Proposed residential Development

DRAWING No: 23-DES-039-BR01 **DATE:** 23/08/23
SCALE: 1:50 @A3

NOTE:
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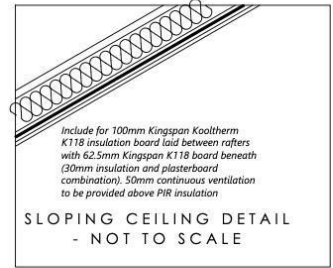


External Walls:
External wall to be made up of:
100mm block to be finished in self coloured render
50mm Clear Cavity
External Breathing Membrane
9mm OSB3
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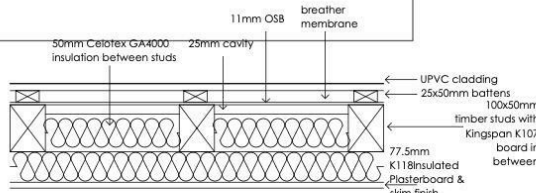
Total overall thickness 389mm
All internal walls to be indicated as 89mm timber (unfinished) and to be as per timber frame manufacturer's details. Any load bearing walls to be clearly indicated on manufacturer's details.

FIRST FLOOR LAYOUT PLAN

Surface Area of First floor : 42.07 m²
Structural dimensions only, the drawings do not represent finished room dimensions
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All internal walls to be 89mm insulated stud partitioning - those to be load bearing to be clearly indicated on manufacturer's details. Stud walls to be finished with 12.5/15mm plasterboard in accordance with specification notes.
Any non load bearing bathroom partitions to be 89mm insulated stud partitioning. Stud walls to be finished with 15mm soundblock board and skim finish throughout.
External wall to be 389mm Thick See in notes above for more details.



DORMER WALL DETAIL - NOT TO SCALE -
0.18 w / m² k to be confirmed by SAP assessor

EDGE ARCHITECTS

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EDGE Architects NW Ltd.
Studio 55-20
North Water Business Park, Abergele
Conwy, LL22 8LJ

CLIENT:
Mr C. Walsh

ADDRESS:
Land at the Rise, Rhyl Rd, Rhuddlan,
Rhyl LL18 2TL

PROJECT:
Proposed residential Development

DRAWING No: 23-DES-039-BR02
DATE: 23/08/23
SCALE: 1:50 @A3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.