



Saith

| A select development of seven contemporary homes



Saith

Your Home - Your Life

1 > 2 > 3 > 4 > 5 > 6 > 7 >

Which one will you choose?

Mulberry / Saffron / Thyme

Imagine a place surrounded by rolling hills and an area of outstanding natural beauty. A place that will create new memories every time you step foot from your doorstep, a place with charm and character, but most of all; a place you can call home.

Our latest development situated in Meliden embraces it all.

Saith | An introduction...

Seven luxury homes.

A warm welcome to Saith, Meliden. An attractive collection of four and five bedroom, two and three storey detached homes ideally located between the historic towns of Rhyl and Prestatyn, with excellent access to their town centres, the countryside and sandy beaches.

Saith is an exclusive development of seven homes situated within the village of Meliden, Denbighshire, North Wales. It offers a unique style of living, with extensive views, private terraces and a location less than 10 minutes from the seafront.

Here at Varis Homes we understand that buying your home is one of the most significant decisions you will ever undertake. The experience that our building and design team have brought to Saith means that you can buy a new home from us with complete confidence.

Each property developed at Meliden has been architecturally designed to an exceptional standard. Being a small development means we can focus more on the details, giving time to make each house type unique, creating a home that makes the most of its spacious living areas and refined interior design - from light filled reception rooms and bedrooms to sun-soaked private terraces.

Complete with exquisite finishing touches, from multi-fuel burning stoves, large scale picture windows making the most of the views, to the considered designs of each kitchen - purpose built for each of our house types, further enhances the appeal of these desirable homes.

Computer Generated Image shows Plot 1, 2, 3, 4 & 5 (right).



Saith | An extraordinary location.

North Wales is well known for its array of countryside and seafronts, but here at Saith you won't have to travel far to enjoy those delights.

In fact, you'll have an area of outstanding natural beauty right on your doorstep - Graig Fawr. It offers great local walks but even better when you make it to the top, you'll embrace the fantastic views of the coastline and local countryside.

Meliden has its very own Golf Course - St Melyd. Established in 1922, this mature course is home to 9 holes and 18 Tees set to challenge all manner of abilities. Also complete with its very own on-site restaurant 'Offa's Paddock', you'll enjoy the best of local ingredients as well as local ales and gins.

Within 15 minutes' drive you have a selection of three sandy beaches to choose from. The closest being Ffrith beach, and either side Prestatyn Beach and Rhyl Beach. Further along the coast you will also discover the magical grade II listed Point of Ayr lighthouse, Talacre (pictured far right).

Once you've finished exploring the outdoors, it will be time for some retail therapy. A short drive from home you'll find Prestatyn's High Street with a selection of small independent shops and a little further afield there's a large range of shopping outlets on offer at the Prestatyn Shopping Park and Rhyl's White Rose Shopping Centre.

When it comes to schools, there are a number of primary schools nearby including Ysgol Melyd, which is a nursery / primary school and Ysgol y Llys, while older pupils are catered for at Prestatyn High School.

Photographs right show Graig Fawr Summit (top, right) and Prestatyn Beach (bottom, right).



Saith | So much to discover.

A very special place to be...

Sitting in the shadows of the Clwydian Range, Saith opens a whole new world of outdoor activities for the family to enjoy.

If you are an outdoor enthusiast, Graig Fawr situated directly behind our latest development consists of wooded slopes and limestone outcrops that rise steeply above the village of Meliden. Marking the northern end of the Clwydian Hills, Graig Fawr's summit sits at 502ft above sea level and has breath-taking views in all directions. The stunning rock that creates the dramatic landscape can also be seen from miles around too.

Close-by you will also discover Dyserth, with its 70ft waterfall and traditional pub the New Inn. Dyserth is a characterful village that offers a warm welcome to all that visit.

With local attractions aplenty, the jewel in the crown has to be the Castle in the neighbouring town of Rhuddlan. Unusually located on a river rather than on the coast, Rhuddlan castle completed in 1282 is a fascinating place to explore and learn more about Welsh history.

Photographs (right) show the views from Graig Fawr as well as Rhuddlan Castle, Beach Hut at Prestatyn and the New Inn, Dyserth.



Saith | Your new home.

Why buy new?

There are many reasons to buy a new home, and although the experience can often be stressful, at Varis Homes we are with you every step of the way. We want you to be excited about owning your brand-new home and have put together a few reasons why buying new, really is for you.



Live in a contemporary architecturally designed home built by craftsmen.



No onward chain, which reduces the uncertainty of moving house.



Our homes are energy efficient and built to have lower energy and heating costs.



Super-fast broadband fitted as standard.



Make your home your own by starting with a blank canvas.



All of our homes come with a 10 year guarantee



Saith | Aerial Site Plan.

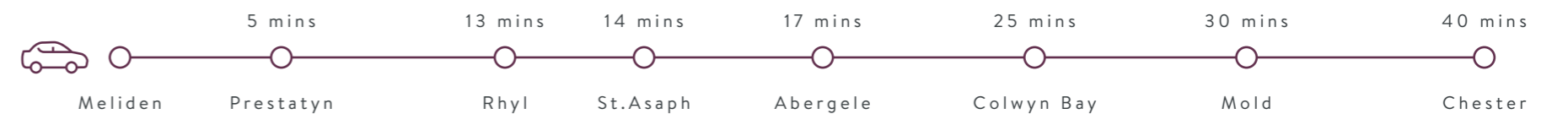
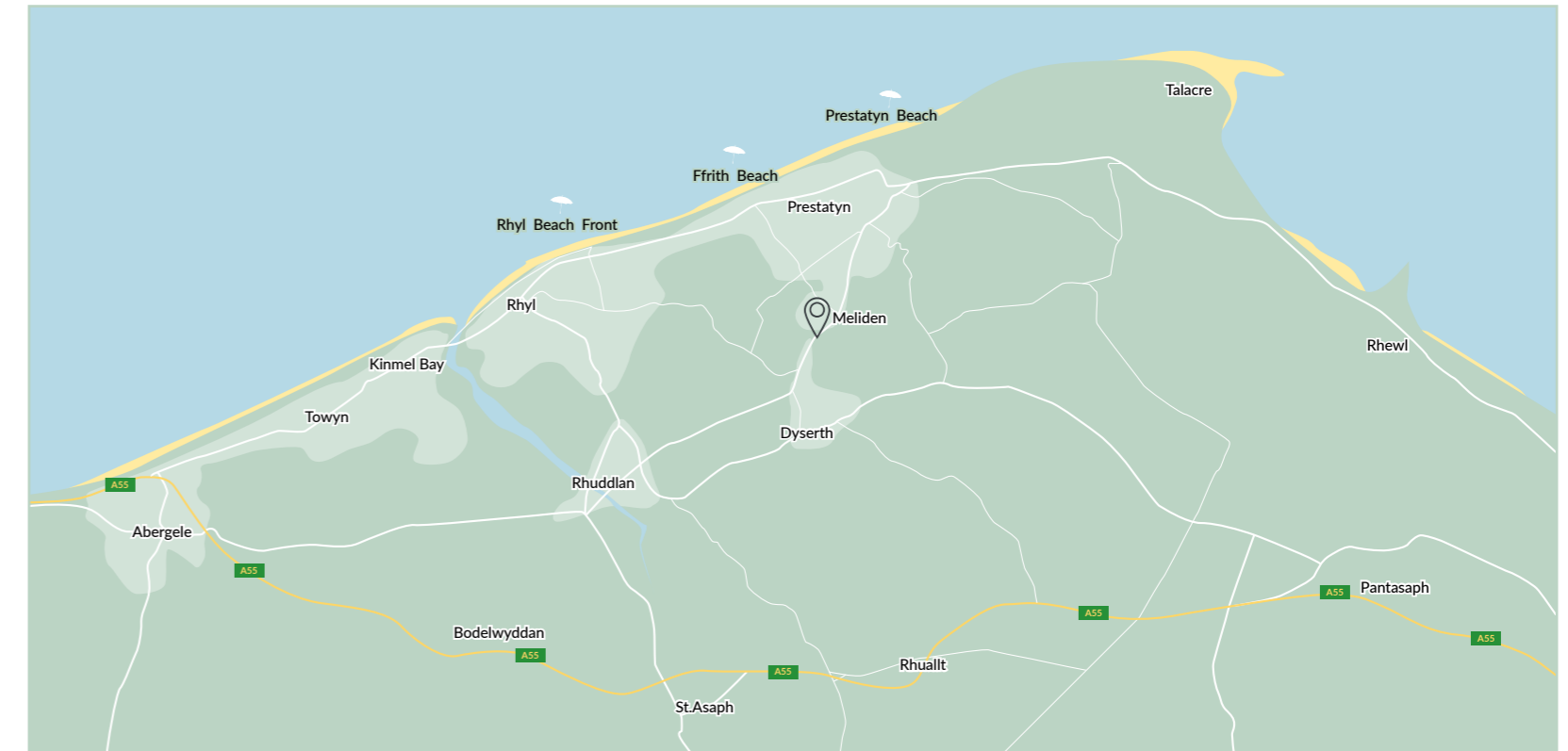


*The conservation area at Saith is a shared garden designed for all residents to enjoy.

Saith | Well located.

Saith is conveniently situated with access to the A55, the main artery route through North Wales, which is only 12 minutes from Meliden. Head west towards Colwyn Bay, Llandudno or Holyhead or travel east along the A55 towards Chester and further afield. If you travel by train, the nearest station is Prestatyn on the North Wales Coast Line, and serves Holyhead or Chester, with numerous stops along the way.

So no matter what method of travel you choose, Saith offers you the best of both worlds; the country lifestyle with connectivity to rival anywhere in the country.



Saith | Modern living.

Make yourself at home...

Turning the key to your new property is a special occasion and from the very first time you open your front door, you will know that this is more than a house – this is your new home.

With liveability in mind, our designers have created each of the three house types so that the accommodation is extremely versatile. With open-plan living areas, bi-folding doors, balconies, integral garages, bright and airy rooms filled with natural light, and all finished to the highest standards, you'll appreciate just how much time has gone into thoughtfully laying out your home to maximise its space and potential.

As you would expect, your new home comes complete with a contemporary kitchen and the very latest fixtures and fittings too. Plus, we also decorate the interior in whites and off-whites so that you can add your own personality and style from the start.

So, if it's entertaining, relaxing or cosy nights in - your new home is the ideal place.

Computer Generated Image shows open-plan living to the first floor of Plot 3.





House Type

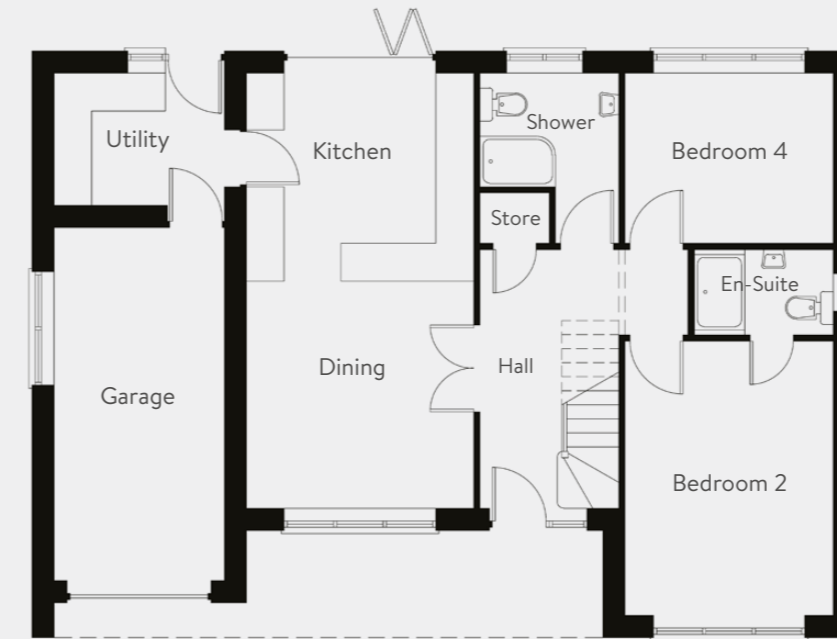
Mulberry

Plot 1 shown (left).

Four Bedroom Detached

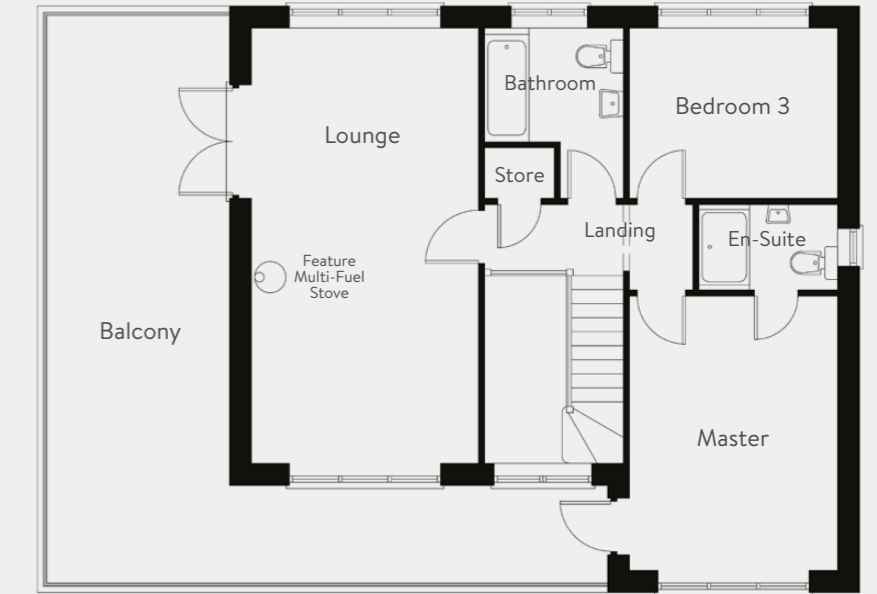
Plots 1 & 5

Floor plans show Plot 1 - Plot 5 is handed.
Floor plans show the structural layout of each property.



Ground Floor

Kitchen / Dining	3600 x 6900	(11'10" x 22'8")
Bedroom 2	3300 x 4350	(10'10" x 14'3")
Bedroom 4	3300 x 2700	(10'10" x 8'10")
Utility	2700 x 2100	(8'10" x 6'11")
Shower Room	2200 x 2700	(7'3" x 8'10") o/all
Garage	2700 x 6150	(8'10" x 20'2")



First Floor

Lounge	3600 x 6900	(11'10" x 22'8")
Master Bedroom	3300 x 4350	(10'10" x 14'3")
En-suite	2200 x 1350	(7'3" x 4'5")
Bedroom 3	3300 x 2700	(10'10" x 8'10")
Bathroom	2200 x 2700	(7'3" x 8'10")

All dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.



House Type

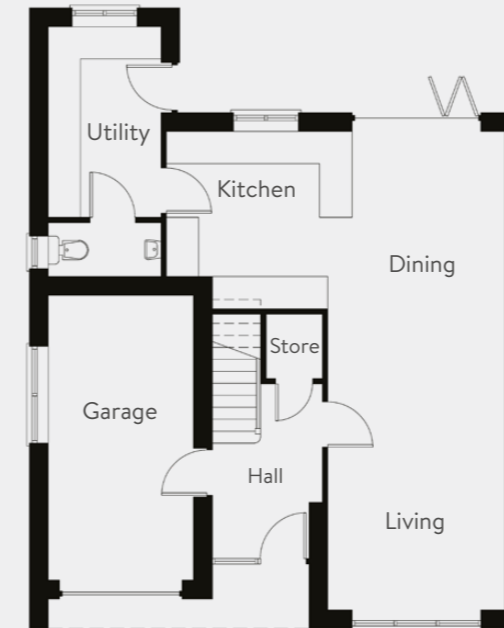
Saffron

Plot 3 shown (left).

Five Bedroom Detached

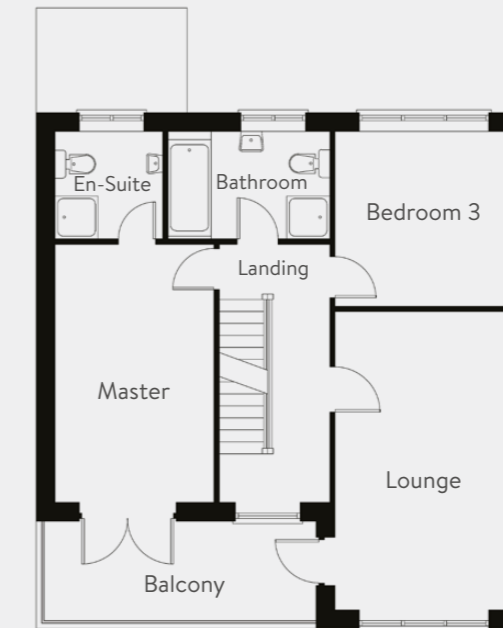
Plots 2, 3 & 4

Floor plans show Plot 2 & 3 - Plot 4 is handed.
Floor plans show the structural layout of each property.



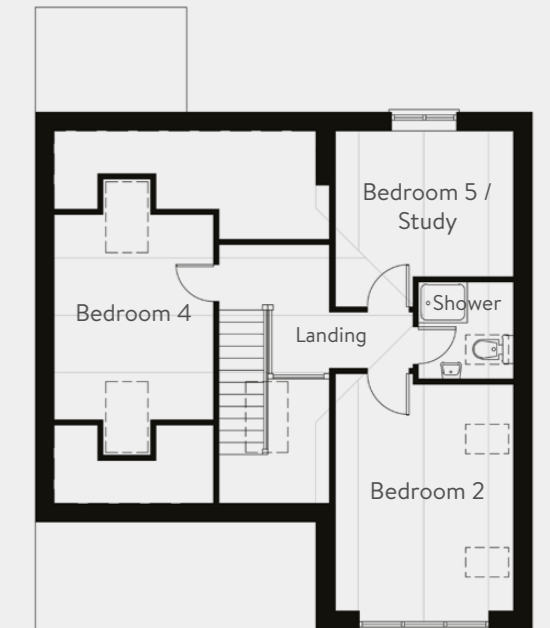
Ground Floor

Kitchen	3000 x 3300	(9'11 x 10'10)
Dining / Living	3300 x 8900	(10'10 x 29'2)
Utility	2100 x 4150	(6'11 x 13'7)
Garage	2700 x 5250	(8'10 x 17'3)



First Floor

Lounge	3300 x 5500	(10'10 x 18'1)
Master Bedroom	2950 x 4800	(9'8 x 15'9)
En-Suite	2000 x 2000	(6'7 x 6'7)
Bedroom 3	3300 x 3300	(10'10 x 10'10)
Bathroom	3000 x 2000	(9'11 x 6'7)



Second Floor

Bedroom 2	3300 x 4390	(10'10 x 14'5) o/all
Bedroom 4	2950 x 5120	(9'8 x 16'10) o/all
Bedroom 5 / Study	3300 x 3250	(10'10 x 10'8) o/all
Shower Room	1750 x 1800	(5'9 x 5'11)

Plots 2 & 4 feature a hipped roof as shown in the Aerial Site plan on Page 12 and therefore feature a slightly different Second Floor layout - please ask for more details.

All dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.



House Type

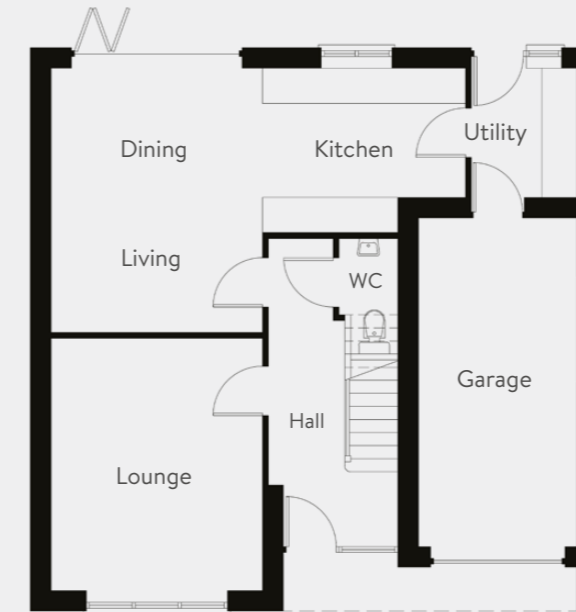
Thyme

Plot 6 shown (left).

Four Bedroom Detached

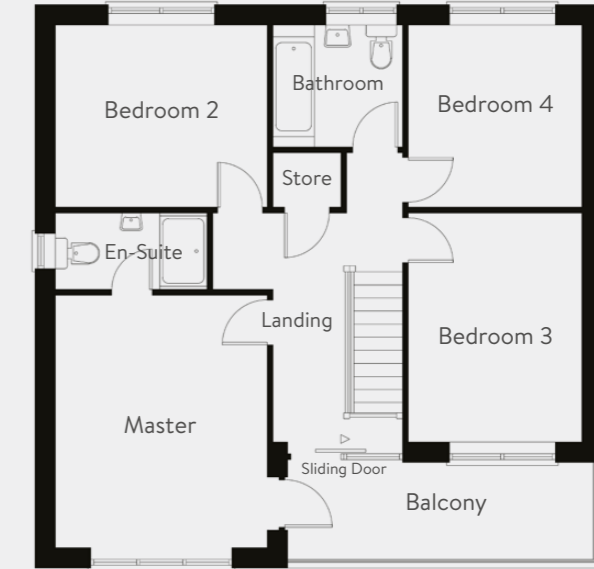
Plots 6 & 7

Floor plans show Plot 6 - Plot 7 is handed.
Floor plans show the structural layout of each property.



Ground Floor

Kitchen	3450 x 2800	(11'4 x 9'2)
Dining / Living	3600 x 4500	(11'10 x 14'9)
Lounge	3600 x 4300	(11'10 x 14'1)
Utility	1800 x 2800	(5'11 x 9'2)
WC	1000 x 1670	(3'3 x 5'6) o/all
Garage	2700 x 5750	(8'10 x 18'10)



First Floor

Master Bedroom	3600 x 4300	(11'10 x 14'1)
En-suite	2575 x 1300	(8'5 x 4'3)
Bedroom 2	3600 x 3100	(11'10 x 10'2)
Bedroom 3	2950 x 3900	(9'8 x 12'10)
Bedroom 4	2950 x 3100	(9'8 x 10'2)
Bathroom	2200 x 2075	(7'3 x 6'10)

All dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.

Saith | Modern living.

A great night's sleep.

With our house types having four or five bedrooms there are plenty to choose from, but our master suites really do have the wow-factor.

All master suites at Saith boast en-suite shower facilities; however, it is the floor to ceiling glazing and balcony access that will be the envy of all your friends.

Imagine waking up to birds singing, opening the balcony door and breathing in the morning air before strolling outside to have breakfast and a coffee. Then soak in the fantastic views that North Wales has to offer across the fields out towards the sea.

Computer Generated Image shows Master Bedroom Suite to Plot 1.



Saith | Modern living.

The best move you will ever make.

Each of the seven detached homes at Saith have been designed to blend into the surrounding area and provide the best in contemporary living.

They are the accumulation of many years of work, showcasing the pride that Varis Homes put into each development through exceptional standards of design, modern construction methods and a high-quality finish.

Paired with the ideal location and so much on your doorstep, you really can make your next move all that you have dreamt of.

If you are looking for a beautiful, unique, brand-new home for your family in a desirable and sought-after location, then look no further.

Computer Generated Image shows first floor Lounge to Plot 1.



Saith | A luxurious specification.

External

Fabric – Decorative façade render and composite weatherboarding to all elevations with partial fill cavity construction.

Roof tiling – As approved by the Local Authority.

Windows – High-performance, aluminium, double glazed with polyester powder coated coloured finish.

Entrance doors – Composite insulated doors.

Balconies – Glass balustrading to balcony areas.

Fascia's & soffits – Dark grey PVCu fascia's, barge boards and sloping soffits with either grey PVCu or galvanized rainwater goods.

Parking – All properties have a minimum of two parking spaces.

Electrical – Wall mounted lights to front of property.

External – Drives and parking areas will be finished in tarmac with paths & paved areas in pre-cast textured concrete flags.

Garden areas – Grass, with Colinwell Allen Block retaining walls where necessary, boundary fencing to side and rear (1.8m high, close boarded with gates where appropriate).

The site will be landscaped in accordance with the plans approved by the Local Authority.

Internal

Walls & ceilings – Plastered skim finish with white matt emulsion to ceilings & off white matt emulsion to walls.

Internal doors – Feature self-finished.

Joinery – Moulded skirting / architraves & softwood staircases with glass balustrades.

Door furniture – Brushed satin finish.

Electrical – White sockets & switches (smoke detection in accordance with Local Authority regulations).

Media & communication – Terrestrial & satellite wiring / Cat 5 wiring for future requirements with Fibre to the property (FTTP) technology.

Lighting – Energy efficient lighting / LED Down lighters.

Heating installation – Gas fired boiler with underfloor heating and radiators with energy efficient programmers and controls.
Towel radiator to bathrooms.

Fire detection – Mist installation in accordance with the requirements set out in BS: 8458 - 2015.

Sanitaryware - Modern aesthetic and eco-friendly appliances and furniture with complimentary brassware.

Kitchen – Fully fitted kitchen from a choice of units & worktops.

Included as standard: single electric oven, induction hob, extractor fan, integrated washing machine & integrated dishwasher.

Wall tiling – Choices available from an approved range with half-height tiling to bathroom walls with sanitaryware & three-quarter height to shower areas.

Floor tiling – Hard tiling to kitchen, bathroom and cloakroom.

Where appropriate, alterations and upgrades can be provided.



Varis Homes

Your Home - Your Life

Four, Tai Tywyn Business Centre, Glan Y Gors, Prestatyn Denbighshire, LL19 7SF

www.varishomes.co.uk

info@varishomes.co.uk

Varis Homes Head Office: 01745 852 329

All information contained within the brochure has been verified to our stringent criteria. However, illustrations and photographs are intended only to provide a general indication and particular details may vary. Some photos have been taken on similar quality developments and are representative of style only. Prospective purchasers are advised to check any details that are especially critical to their interest. In addition purchasers are advised to check all details and specifications of their purchase prior to instructing their solicitors. The floor plan details are expressly omitted from any contract and the developer reserves the right to alter or amend any part of the development or specification if required without notice. The information contained within this brochure should not be relied upon as an accurate description of any of the specific matter described by any order under the Property Misdescriptions Act 1991. The information does not constitute a contract, part of a contract or a warranty. All details are correct at time of going to press. These properties are offered subject to availability.

Computer Generated Images, Photography and Brochure design by www.alivevisualisation.co.uk