



## An ideal location...

## A secure future...

## Your next step...



**LOCATION**

Tan y Fron is located at Ffordd y Orsedd convenient to the A55 North Wales Expressway, and the mainline coastal railway station.

Llandudno (Maesdu) Golf Club is nearby and the Town's General Hospital is only a short distance away.

Tan y Fron is a new-build Extra Care development by Clwyd Alyn Housing Association, part of the Pennaf Housing Group - one of the best-established and most respected providers of housing and related services in North Wales - in partnership with Conwy County Borough Council - one of the foremost public services providers in the region.

The scheme is partly Welsh Government-funded and has been created with the needs of older people in-mind, by housing, care and support professionals.

The scheme is classified as 'Very Good' under the British Research Establishment Environmental Assessment Method (BREEAM) Code for Sustainable Homes - a voluntary measurement rating for green buildings.



Tan y Fron is intended to provide an ideal environment for all your future requirements and needs - a spacious, light and airy apartment designed with modern-living in-mind and insulated to provide energy-efficient comfort; a genuine community, with a real sense of welcome and neighbourliness - the perfect place to relax and make new friends.

And as your need for additional support and assistance increases, we will adapt to meet those needs, allowing you to live your life in comfort, peace and complete independence.

If you are 60 or over, and feel you would benefit from the features and support that this scheme has to offer, you can contact us in a number of ways:

**Telephone**  
0800 1835757

**Email** enquiries@  
clwydalyn.co.uk

[www.clwydalyn.co.uk](http://www.clwydalyn.co.uk)



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Clwyd Alyn Housing Association is a member of the Pennaf Housing Group

## Opening Doors, Enhancing Lives



LLANDUDNO LL30 1LA

## Tan y Fron - Extra Care development in Llandudno

in conjunction with



Email enquiries@clwydalyn.co.uk

Telephone 0800 1835757

Clwyd Alyn Housing Association is a Charitable Industrial and Provident Society

72 Ffordd William Morgan  
St Asaph Business Park  
St Asaph, Denbighshire LL17 OJD

Your next step...



## The community...



Overlooked by the famous Great Orme peninsula and fronted by golden beaches, Llandudno is well-known as the 'Queen of Welsh Resorts'.

Indeed, the crescent sweep of sand between the headlands of the Great and Little Orme leads onto one of North Wales's most popular seafronts - the Victorian promenade of Hotels and guest houses known collectively as 'The Parade'.

With its Pier, Marine Drive, Happy Valley gardens, Great Orme Country Park and Tramway, beautiful scenery is waiting to be discovered around every corner.

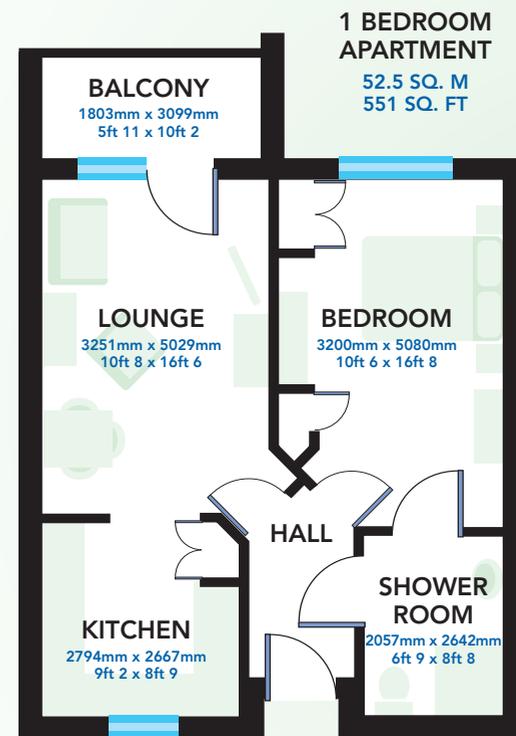
Llandudno caters for every taste - including North Wales' premier entertainment centre at Venue Cymru, The Mostyn contemporary art gallery and the fascinating museum. The town is well-served by local amenities and services, and has shopping around its main Mostyn Street thoroughfare, with major retailers, banks, building societies, churches and excellent public library.



## Key features...

- 17 x 1 and 29 x 2 bedroom apartments for rent or for purchase
- Landscaped gardens
- Wheelchair accessible
- No maintenance worries
- Separate assisted bathrooms
- Lifts to all floors
- Telecare
- Private car parking
- Guest suite
- Hobbies room
- Hair salon & therapy room
- Library and IT room
- Laundry room
- Electric 'buggy storage'
- Restaurant
- Multi use / cinema room

Internal photographs are taken from other older person schemes



## Peace of mind...

Extra Care is an innovative way for older people to think about their home-life.



It provides an opportunity for you to live independently in your own apartment, whilst providing all the support and care necessary to give you complete peace of mind.

- At Tan y Fron, we have a community centre and a wide-range of health facilities for residents to access
- You have your own front door and you choose who comes in
- You have security and peace of mind
- You have control over your finances
- Your choices and privacy are respected
- Couples and friends can stay together
- Care and support is available, subject to assessment
- You have no maintenance worries
- The scheme is fully wheelchair accessible