

PARC FFERM WEN

CELYN CLOSE, ST ATHAN, VALE OF GLAMORGAN CF62 4HJ



PARC FFERM WEN
ST ATHAN



A COLLECTION OF 2, 3 & 4 BEDROOM HOMES















BARRATT
HOMES




PARC FFERM WEN

DEVELOPMENT LAYOUT



Key

	KENLEY	2 bedroom home
	ROSEBERRY	2 bedroom home
	MAIDSTONE	3 bedroom home
	ELLERTON	3 bedroom home
	MORESBY	3 bedroom home
	BUCHANAN	3 bedroom home
	ANDOVER	3 bedroom home
	CHESTER	4 bedroom home
	KINGSVILLE	4 bedroom home
	KENNFORD	4 bedroom home
	THORNTON	4 bedroom home
	ALDERNEY	4 bedroom home

	AFFORDABLE HOUSING - Social Rent
	SALES OFFICE & SHOW HOMES
	LOCAL AREA OF PLAY

barratthomes.co.uk

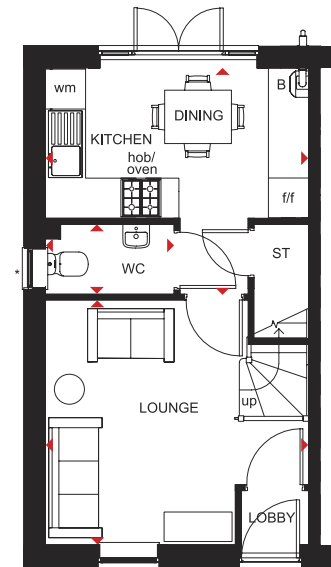


KENLEY

2 BEDROOM TERRACED HOME



- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

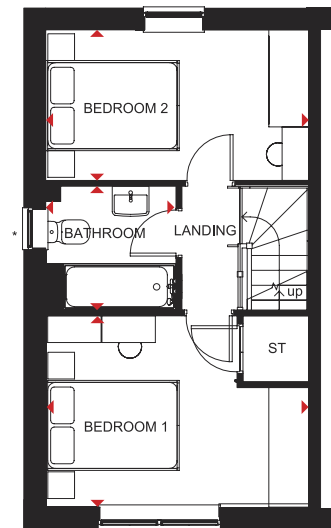


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

* Window may be omitted on certain plots, speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

* Window may be omitted on certain plots, speak to a Sales Adviser for details on individual plots.

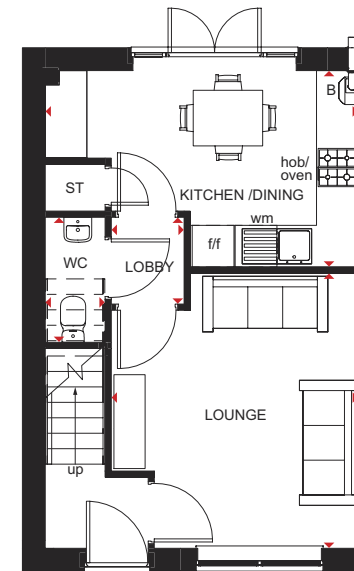
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

ROSEBERRY

2 BEDROOM END-TERRACED HOME



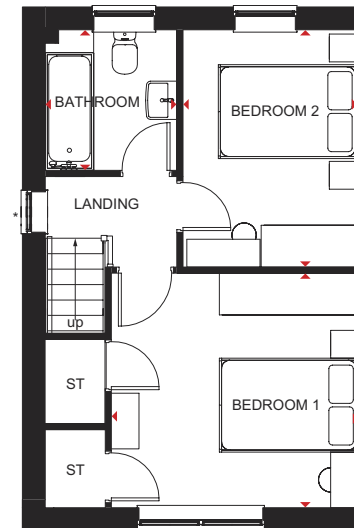
- Light fills this terraced home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"
Lobby	1251 x 1048mm	4'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

(Approximate dimensions)

* Window may be omitted on certain plots, speak to a Sales Adviser for details on individual plots.

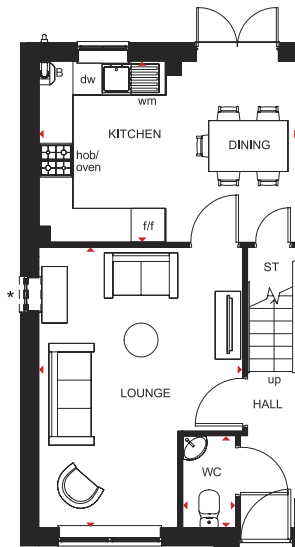
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

MAIDSTONE

3 BEDROOM TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom

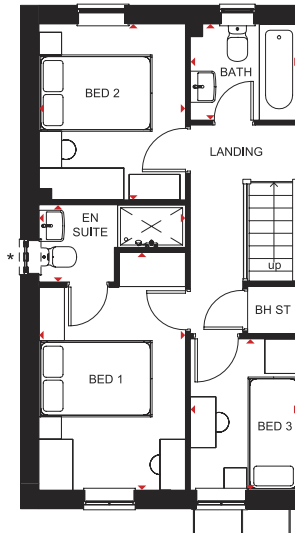


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

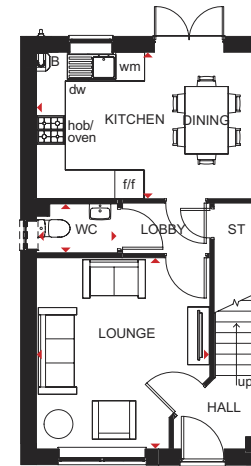
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

ELLERTON

3 BEDROOM TERRACED HOME



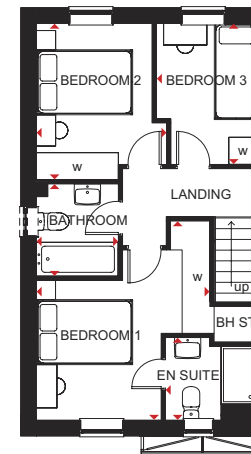
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



First Floor

Bedroom 1	3605 x 3680mm	11'10" x 12'1"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

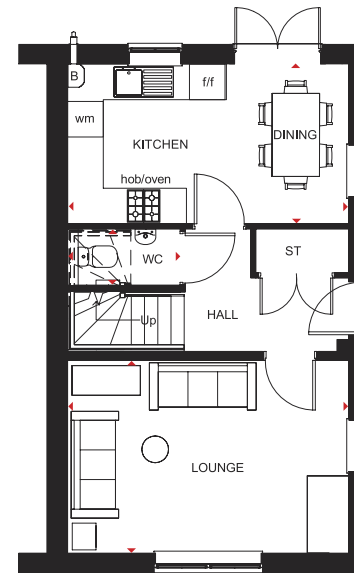
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

MORESBY

3 BEDROOM HOME



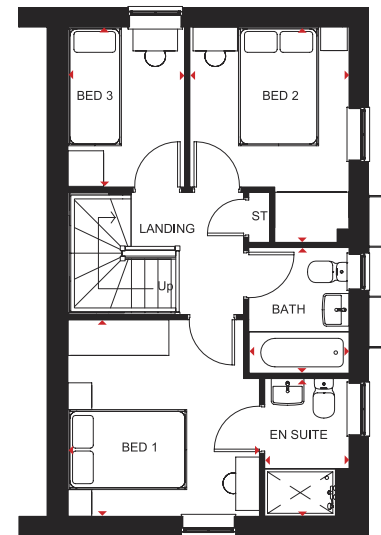
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

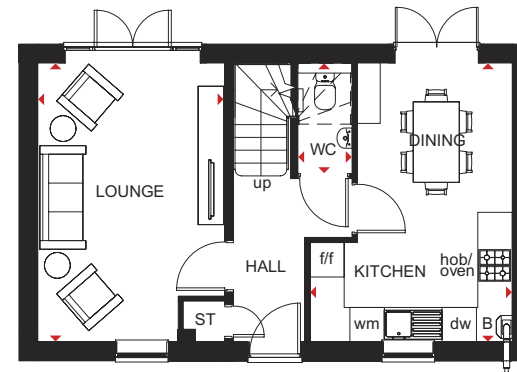
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

BUCHANAN

3 BEDROOM DETACHED HOME



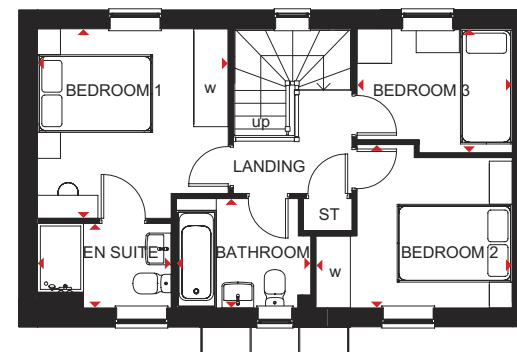
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	3521 x 4848mm	11'7" x 15'11"
WC	1921 x 943mm	6'4" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3312 x 3292mm	10'10" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

(Approximate dimensions)

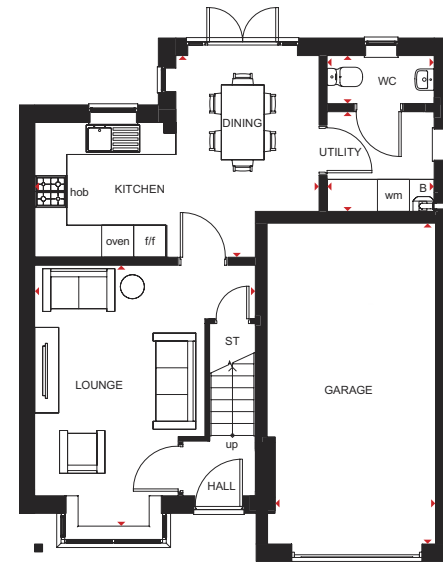
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	w	Wardrobe space	dw	Dishwasher space		

ANDOVER

3 BEDROOM DETACHED HOME



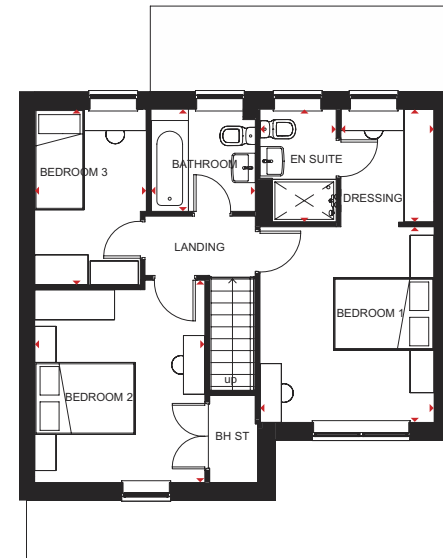
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area leads to the rear garden and a separate utility room, while a spacious lounge has plenty of room to relax in
- An integral garage provides added security
- Two double bedrooms, the main bedroom with en suite and dressing area, a single bedroom and a family bathroom are on the first floor



Ground Floor

Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1890mm	6'7" x 6'2"
Lounge	4903 x 4128mm	16'1" x 13'7"
WC	2002 x 875mm	6'7" x 2'10"
Garage	3000 x 6000mm	9'10" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 3281mm	12'0" x 10'9"
En Suite	2113 x 1425mm	6'11" x 4'8"
Dressing Area	2113 x 1769mm	6'11" x 5'10"
Bedroom 2	3608 x 3185mm	11'10" x 10'5"
Bedroom 3	3289 x 2089mm	10'9" x 6'10"
Bathroom	1951 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	BH ST	Bulkhead Store
	wm	Washing machine space	◀▶	Dimension location



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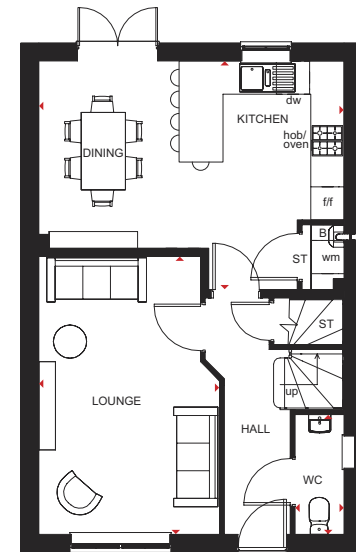
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CHESTER

4 BEDROOM DETACHED HOME



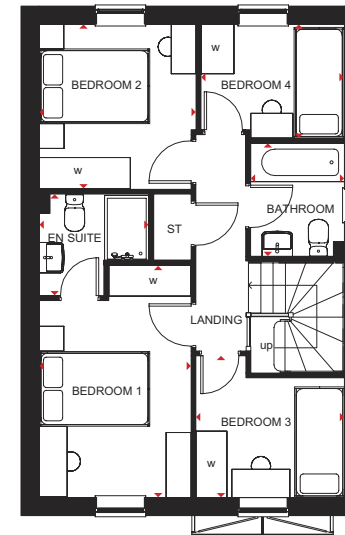
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	894 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2986mm	9'3" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	w	Wardrobe space	



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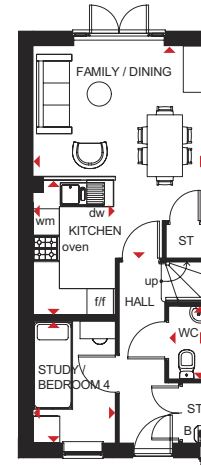
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KINGSVILLE

4 BEDROOM TERRACED HOME



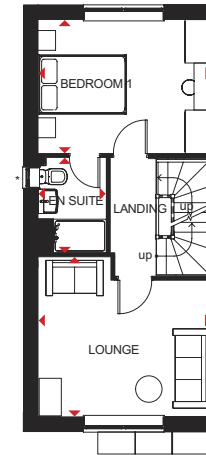
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

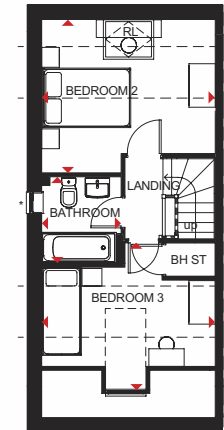


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2*	3936 x 3508mm	12'11" x 11'6"
Bedroom 3*	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

* Overall floor dimension includes lower ceiling areas.

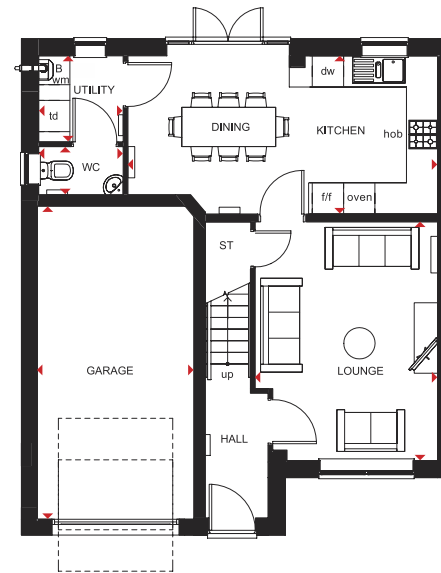
KEY	B Boiler	wm Washing machine space	RL Roof light
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead Store	dw Dishwasher space	

KENNFORD

4 BEDROOM DETACHED HOME



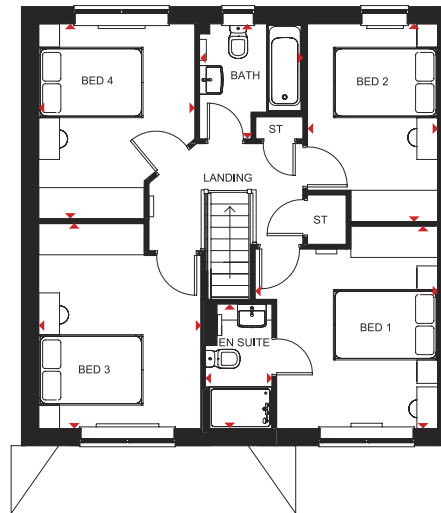
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite, and the family bathroom



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space	◄► Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	



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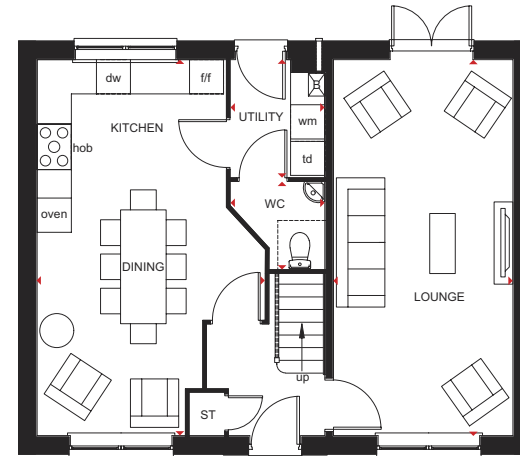
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THORNTON

4 BEDROOM DETACHED HOME



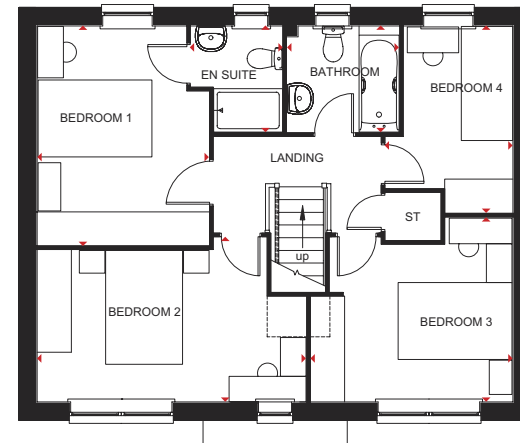
- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas, and separate utility room
- Generous, dual-aspect lounge with room for all the family to relax in has French doors to the rear garden, where living space can be easily extended in good weather
- Three double bedrooms, the main bedroom with en suite are on the first floor along with a single bedroom and a family bathroom



Ground Floor

Lounge	3150 x 6600mm	10'4" x 21'8"
Kitchen/Dining	4025 x 6600mm	13'2" x 21'8"
WC	1650 x 1524mm	5'5" x 5'0"
Utility	1650 x 2060mm	5'5" x 6'9"

(Approximate dimensions)



First Floor

Bedroom 1	3013 x 3850mm	9'11" x 12'8"
En Suite	1601 x 1885mm	5'3" x 6'2"
Bedroom 2	2887 x 4720mm	9'6" x 15'6"
Bedroom 3	3237 x 3542mm	10'7" x 11'7"
Bedroom 4	2236 x 3275mm	7'4" x 10'9"
Bathroom	1961 x 1885mm	6'5" x 6'2"

(Approximate dimensions)

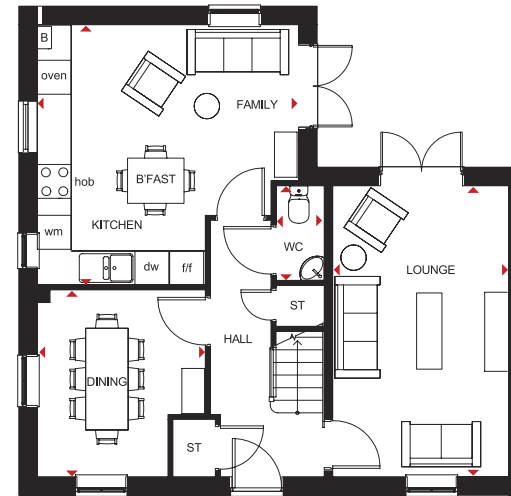
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

ALDERNEY

4 BEDROOM DETACHED HOME



- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



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NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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