



Parc y Dderwen

PONTARDAWE

The Location

Parc y Dderwen is a new development of 37 homes situated at the top of the small Welsh town of Pontardawe. Its exceptional location boasts panoramic views across the Swansea valley.

A Welcome in the Valleys

Pontardawe retains all the qualities of a traditional Welsh town, with a proper town centre and vibrant high street, and its own sense of place and personality.

Well known in the area for its excellent cultural life, Pontardawe hosts an International Music Festival every August, and the Pontardawe Arts Centre runs a broad programme of entertainment, cinema, music events and theatre productions.

Everything You Need

Pontardawe is well-served by supermarkets and independent retailers, and offers a good range of

modern amenities. It boasts a modern leisure complex with a swimming pool and gym, playing fields, local parks and a golf course. Cwmtawe Community School is a modern comprehensive school which moved into newly built premises in 1996 and is rated among the top 10% of Welsh schools.

At the Crossroads

Conveniently located close to the main roads into Swansea and Neath, Pontardawe is well connected and easy to get to. It's just approximately 10 minutes from the M4 motorway, and approximately a 20 minute drive into Swansea City Centre. There's also a good

bus service into Neath and Swansea. A short drive north takes you into the Brecon Beacons National Park, while to the south and west is the coast, with beautiful Gower beaches in easy reach.

A River Runs Through It

Pontardawe developed around three waterways, the River Tawe, the Swansea Canal and the Upper Clydach River. The natural environment of ancient woodlands, riverside and canal walks, waterfalls, mountain drives and superb valley scenery offers something for everyone in this beautiful area of south Wales.



The Developer

As part of Coastal Housing Group, the Pennant team have a wealth of experience in building homes and creating communities.

Since forming in April 2010, we have successfully developed and sold homes across Swansea, Neath Port Talbot and Carmarthenshire with land opportunities being considered throughout South Wales. From 2-bedroom starter homes to large 4-bedroom detached homes, Pennant has a reputation for building quality homes in desirable areas.

When buying a Pennant home, one thing we can guarantee is the high level of service delivered to you from the Pennant Sales Team. Our experienced Sales Advisors will be on hand to help you through the purchasing journey, from your first viewing right up until you receive the keys for your new home.

We're also on hand to help you get the home you really want and have a range of promotions and offers to help you purchase your dream Pennant home, including the popular government backed Help to Buy – Wales scheme which is available on all new Pennant homes, subject to eligibility.



02



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01

A previous Pennant Show Home

02

A previous phase at Parc y Dderwen

03

A recent development at Maes y Ffynnon, Gorslas

01

The Development

Situated on the site of the former Cwmtawe college, Parc y Dderwen benefits from a fantastic setting. There is a good mix of house types, ranging from 3-bedroom semi-detached and detached homes to large 4-bedroom detached family homes.



The development's elevated setting results in a number of the properties benefitting from commanding views over Pontardawe and the surrounding countryside, with each property having been designed to sit comfortably in its

surroundings and complement the local area. All of the homes benefit from dedicated parking spaces and gardens and are well located and within easy reach of local schools, shops and amenities.



The Site Plan & Key

Proposed site layout subject to change.
All external computer generated images for illustrative purposes only.



The Harlech
Total Floor Area:
91.22m² / 981.88ft²
3 Bedroom Detached Home

The Aberglasney
Total Floor Area:
112.23m² / 1,208.03ft²
4 Bedroom Detached Home

The Laugharne
Total Floor Area:
96.75m² / 1,041ft²
3 Bedroom Semi Detached/
Detached Home

The Dryslwyn
Total Floor Area:
122.98m² / 1,323.75ft²
4 Bedroom Detached Home

The Pennant
Total Floor Area:
121.57m² / 1,308.57ft²
4 Bedroom Detached Home

The Pebble
Property bought by
Coastal Housing Group



The Harlech

Total Floor Area:
91.22m² / 981.88ft²

The Harlech is a generously sized, double fronted three bedroom detached home.

On the ground floor, you will find the family sized kitchen/diner and a dual aspect lounge, featuring French doors which lead into the rear garden.

Upstairs, there is the master bedroom with en-suite, a further double bedroom, single bedroom and family bathroom.

The property benefits from a single garage and driveway.

ROOM DIMENSIONS

Ground Floor

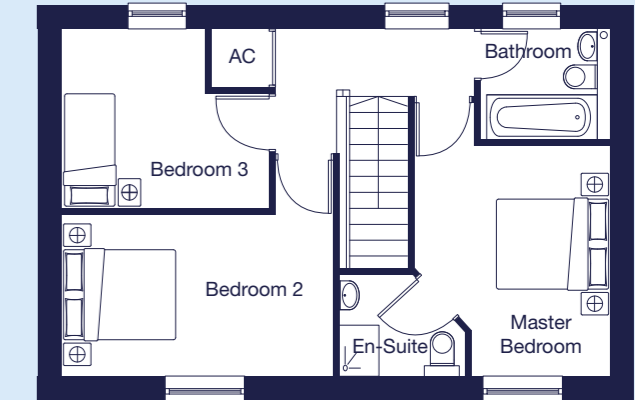
Metres	Feet
KITCHEN/DINING	
5.41 x 4.23	17'9" x 13'11"
LIVING	
5.41 x 3.14	17'9" x 10'4"
WC	
2.02 x 1.20	6'8" x 3'11"
GARAGE (Detached)	
6.02 x 3.09	19'9" x 10'2"

First Floor

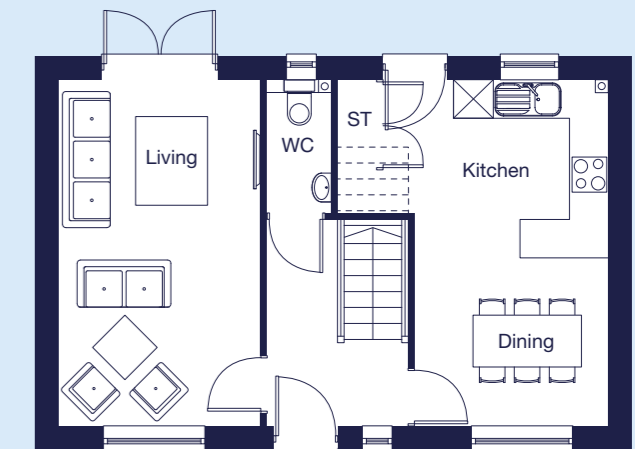
Metres	Feet
MASTER BEDROOM	
3.44 x 3.01	11'3" x 9'11"
EN-SUITE	
1.86 x 1.75	6'1" x 5'9"
BEDROOM 2	
4.25 x 2.50	13'11" x 8'2"
BEDROOM 3	
3.06 x 2.84	10'0" x 9'4"
BATHROOM	
1.96 x 1.86	6'5" x 6'1"

FLOOR PLANS

First Floor



Ground Floor



Internal floor layouts and dimensions may be subject to alteration. All computer generated imagery and floorplans are for illustrative purposes only.



The Laugharne

Total Floor Area:
96.75m² / 1,041.41ft²

The Laugharne is a detached or semi-detached three bedroom home depending on your chosen plot.

On the ground floor, there is a spacious lounge featuring a bay window to the front elevation and an open plan kitchen/diner with French doors leading out to the rear garden.

On the first floor, there is the master bedroom with en-suite, further double bedroom, single bedroom and family bathroom.

The property benefits from a single garage and driveway.

ROOM DIMENSIONS

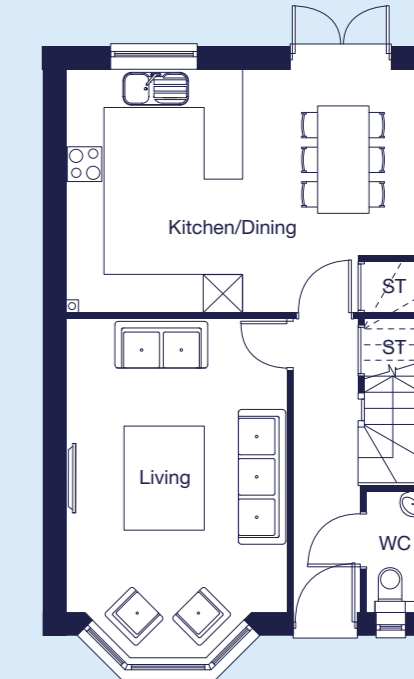
Ground Floor

Metres	Feet
KITCHEN/DINING	
5.66 x 3.91	18'7" x 12'10"
LIVING	
5.20 x 3.31	17'1" x 10'10"
WC	
1.88 x 1.03	6'2" x 3'5"
GARAGE (Detached)	
6.02 x 3.09	19'9" x 10'2"

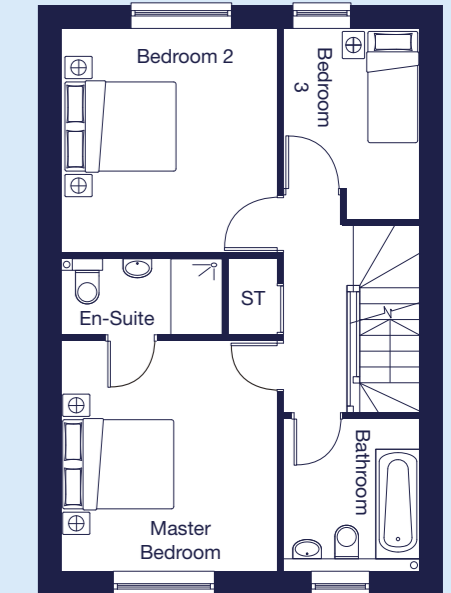
First Floor

Metres	Feet
MASTER BEDROOM	
3.56 x 3.25	11'8" x 10'8"
EN-SUITE	
2.53 x 1.24	8'4" x 4'1"
BEDROOM 2	
3.61 x 3.25	11'10" x 10'8"
BEDROOM 3	
3.01 x 2.34	9'11" x 7'8"
BATHROOM	
2.34 x 1.97	7'8" x 6'6"

FLOOR PLANS



Ground Floor



First Floor



The Aberglasney Total Floor Area: 112.23m² / 1,208.03ft²

The **Aberglasney** is a four bedroom detached home with single integral garage.

The ground floor consists of lounge, spacious kitchen/diner, utility room and cloakroom.

On the first floor, you will find three double bedrooms, a single bedroom and family bathroom. The master bedroom benefits from en-suite facilities.

The property benefits from a driveway leading to the integral garage.

ROOM DIMENSIONS

Ground Floor

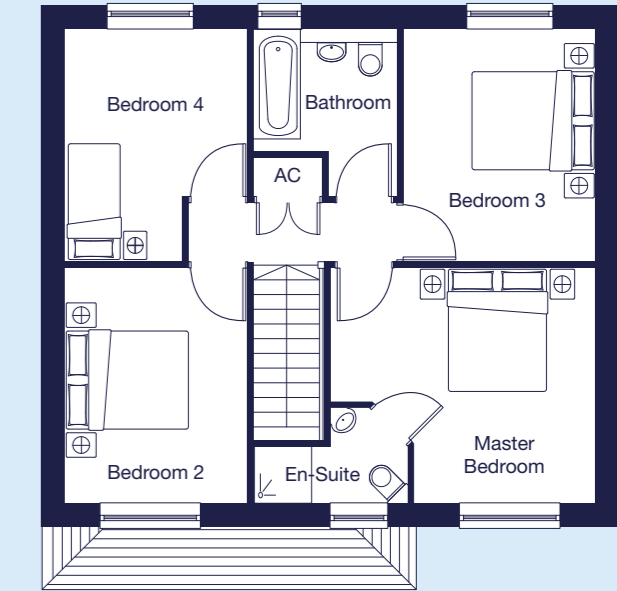
Metres	Feet
KITCHEN/DINING	
6.59 x 3.00	21'7" x 9'10"
LIVING	
4.34 x 3.05	14'3" x 10'0"
UTILITY	
2.08 x 1.87	6'10" x 6'2"
WC	
1.91 x 0.90	6'3" x 2'11"
GARAGE	
6.12 x 2.95	20'1" x 9'8"

First Floor

Metres	Feet
MASTER BEDROOM	
4.26 x 3.51	14'0" x 11'6"
EN-SUITE	
2.43 x 1.50	8'0" x 4'11"
BEDROOM 2	
3.51 x 3.12	11'6" x 10'3"
BEDROOM 3	
3.85 x 3.02	12'8" x 9'11"
BEDROOM 4	
3.85 x 3.13	12'8" x 10'3"
BATHROOM	
2.70 x 2.26	8'10" x 7'5"

FLOOR PLANS

First Floor



Ground Floor



Internal floor layouts and dimensions may be subject to alteration. All computer generated imagery and floorplans are for illustrative purposes only.



The Pennant

Total Floor Area:
121.57m² / 1,308.57ft²

The Pennant is a double fronted, four bedroom detached home.

Situated on the ground floor is the triple aspect living room and good sized kitchen / breakfast room, both of which feature French doors leading out into the rear garden. You will also find a separate dining room, utility room and cloakroom on this floor.

Upstairs, the Pennant consists of three double bedrooms, a single bedroom and family bathroom. The master bedroom also has the benefit of en-suite facilities.

The property benefits from a single garage and driveway.

ROOM DIMENSIONS

Ground Floor

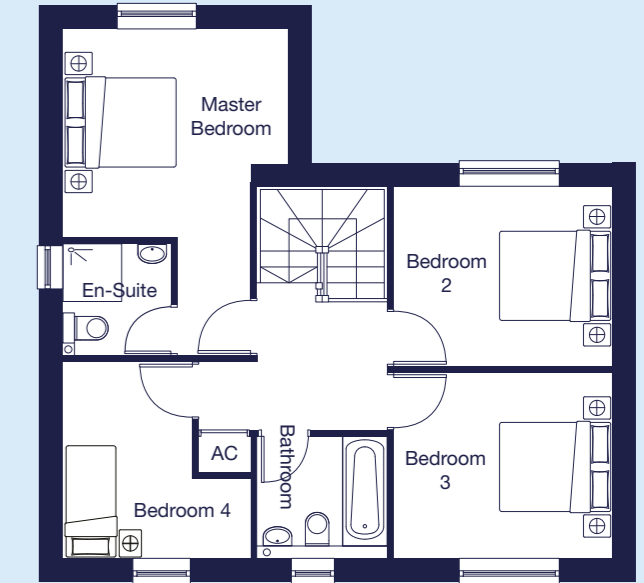
Metres	Feet
KITCHEN 5.30 x 3.43	17'5" x 11'3"
LIVING 5.86 x 3.32	19'3" x 10'11"
STUDY/DINING 3.07 x 2.55	10'1" x 8'4"
UTILITY 1.87 x 1.74	6'2" x 5'9"
WC 1.84 x 0.95	6'0" x 3'1"
GARAGE (Detached) 6.02 x 3.09	19'9" x 10'2"

First Floor

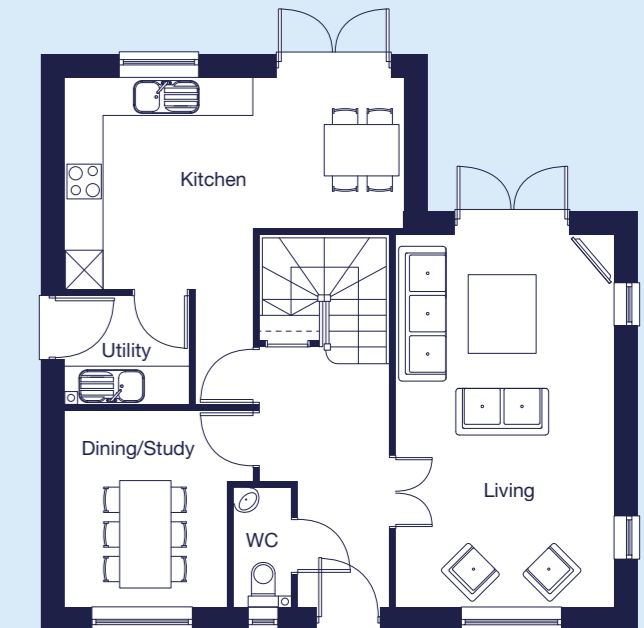
Metres	Feet
MASTER BEDROOM 5.26 x 3.65	17'3" x 12'0"
EN-SUITE 1.90 x 1.73	6'3" x 5'8"
BEDROOM 2 3.35 x 2.81	11'0" x 9'3"
BEDROOM 3 3.35 x 2.98	11'0" x 9'9"
BEDROOM 4 3.11 x 2.99	10'2" x 9'10"
BATHROOM 2.07 x 1.92	6'9" x 6'4"

FLOOR PLANS

First Floor



Ground Floor



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The Dryslwyn

Total Floor Area:
122.98m² / 1,323.75ft²

The **Dryslwyn** is an attractive four bedroom detached home, with integral garage.

The ground floor accommodation comprises of lounge, with feature bay window to front and a family sized kitchen/diner with French doors leading into the garden from the dining area. This floor also benefits from a separate utility room and cloakroom.

The first floor offers a master bedroom with en-suite facilities, two further double bedrooms, a single bedroom and family bathroom.

The property benefits from a driveway leading to the integral garage.

ROOM DIMENSIONS

Ground Floor

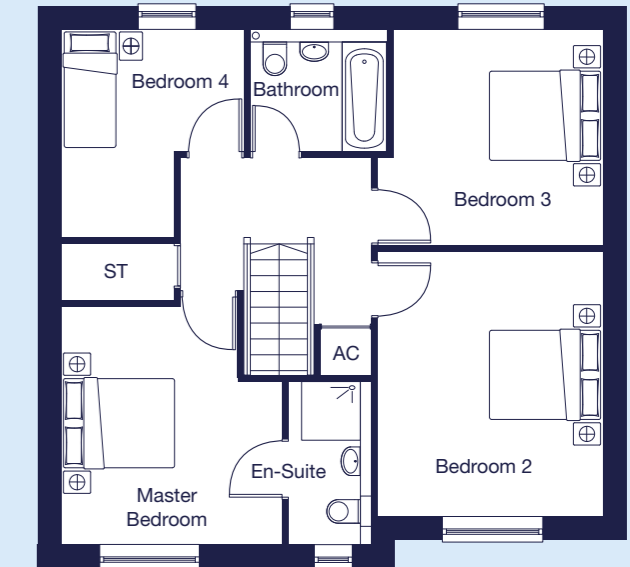
Metres	Feet
KITCHEN/DINING	
6.65 x 3.62	21'10" x 11'11"
LIVING	
4.59 x 3.20	15'1" x 10'6"
UTILITY	
2.90 x 1.99	9'6" x 6'6"
WC	
1.70 x 0.94	5'7" x 3'1"
GARAGE	
6.03 x 2.89	19'9" x 9'6"

First Floor

Metres	Feet
MASTER BEDROOM	
3.91 x 3.82	12'10" x 12'6"
EN-SUITE	
2.09 x 1.39	6'10" x 4'7"
BEDROOM 2	
3.97 x 3.34	13'0" x 10'11"
BEDROOM 3	
3.62 x 3.47	11'11" x 11'5"
BEDROOM 4	
3.24 x 2.89	10'8" x 9'6"
BATHROOM	
2.28 x 1.92	7'6" x 6'4"

FLOOR PLANS

First Floor



Ground Floor



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Parc y Dderwen

PONTARDAWE

How to Find Us

Travelling from the East: Leave the M4 at junction 45 and take the 5th exit off the roundabout onto the A4067 sign posted Pontardawe...

Travelling from the West: Leave the M4 at junction 45 and take the 2nd exit off the roundabout onto the A4067 sign posted Pontardawe...

Continue on the A4067 going straight ahead at the next two roundabouts.

At the third roundabout take the second exit, continuing on the A4067, and then take the second exit onto the A474. At the next roundabout take the second exit to continue on the A474. At the crossroads, go straight through the lights until you reach the Ivy Bush Hotel on the right hand side. Turn left onto Brynawel Road then take the third right onto Alltacham Drive. Continue straight on Alltacham Drive and you will find Parc y Dderwen on your right hand side.

Development Postcode
for your sat-nav:
SA8 4JX



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