



CHARLES CHURCH



The Hamlet

Llanharan | Pontyclun



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year warranty, which runs alongside a ten-year insurance-backed new homes warranty.



The Hamlet

Llanharan | Pontyclun



Key features:

- > Choice of four and five-bedroom homes
- > Nearby shops, pubs and family activities
- > Easy access to the M4
- > Surrounded by stunning countryside
- > Close to several well-respected schools

Find your perfect new home at The Hamlet

The Hamlet is our stunning new development in the village of Llanharan near popular towns of Pontyclun and Llantrisant, offering a mix of four and five-bedroom homes. The development provides the best of both worlds with beautiful Welsh countryside on your doorstep, as well as Cardiff just 16 miles away.

Nestled in the large village of Llanharan near Pontyclun, The Hamlet benefits from a good mix of amenities within easy reach. You'll find essential amenities including a Co-op Food and post office just a few minutes' walk away, along with a pub and several cafés. For a wide range of shops and services, Talbot Green retail park is located in Llantrisant less than 4 miles from The Hamlet and offers shoppers an abundance of popular high street stores and eateries.

There are ample activities to enjoy in the surrounding area. For those who enjoy staying active, you'll find Llantrisant and Pontyclun golf club, Pencoed swimming pool and gym and a popular football and rugby club nearby. Or, for further sporting attractions, the sports village in Cardiff is a hub of activity, with an Olympic sized swimming pool, leisure pool, and ice rink which is home to the Cardiff Devils.

Another great draw of this development is the semi-rural location. In this beautiful area of South Wales you're never far from rolling hills, magical woodlands and stunning beaches - ideal for a family-day out, or just some time in nature.

With its selection of homes, excellent local amenities and picturesque views, The Hamlet is the perfect place to call home.

A good education for all.



The nearest secondary school to The Hamlet is Y Pant School, which is one of the only schools in Wales to have been awarded an 'excellent' rating in all areas. For younger children, Dolau Primary School has also been rated 'excellent' and is within walking distance of The Hamlet.



Always in reach.

The Hamlet is conveniently situated for access to the A473 and M4 with easily accessible routes to surrounding areas of Wales and England. The local train station Llanharan is a short walk away and has regular trains to Cardiff Central, which can be reached in about 30 minutes – perfect for the weekly commute to work.



Approximate travel distance by car to:

- > Bryncae bus stop: **0.9 Miles**
- > Llanharan train station: **1.4 Miles**
- > McArthur Glen Designer Outlet Bridgend: **7.8 Miles**
- > Cardiff Airport: **14.5 Miles**
- > Cardiff City Center: **16.6 Miles**
- > Newport City Center: **25.6 Miles**

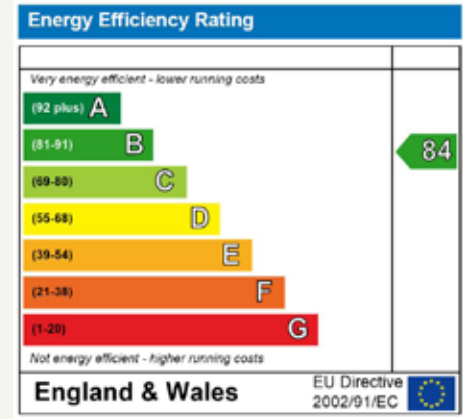


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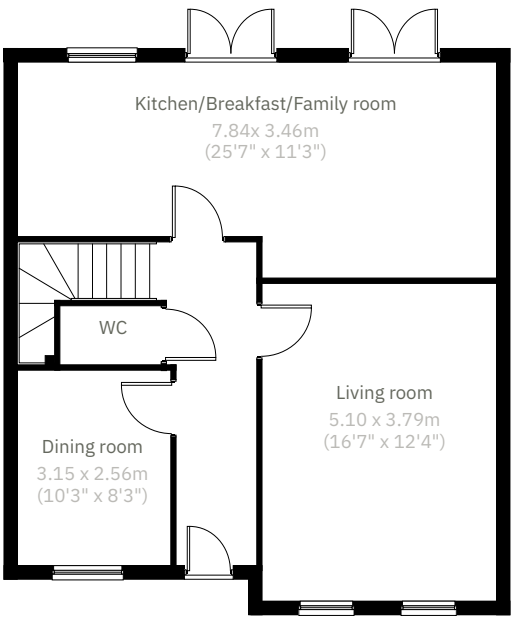
The Mayfair



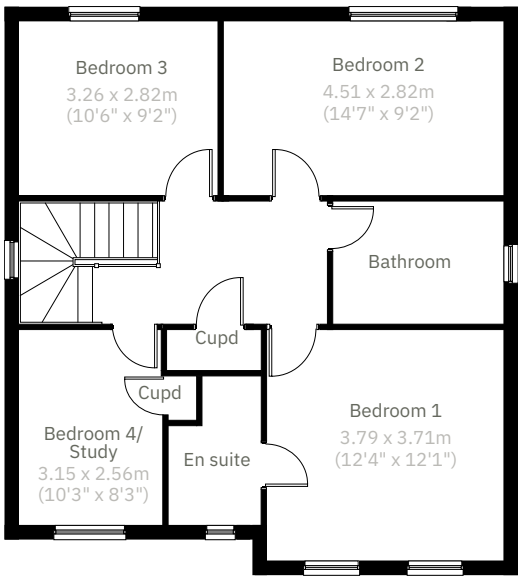
THE MAYFAIR
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and en suite to bedroom one.



Ground floor



First floor

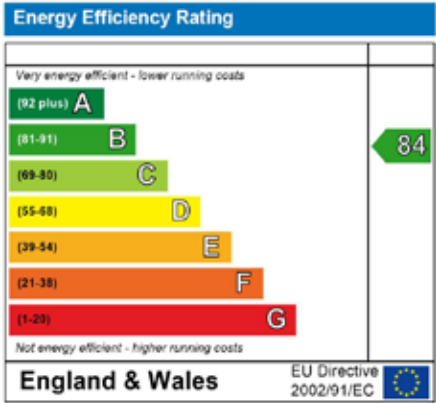
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The Strand

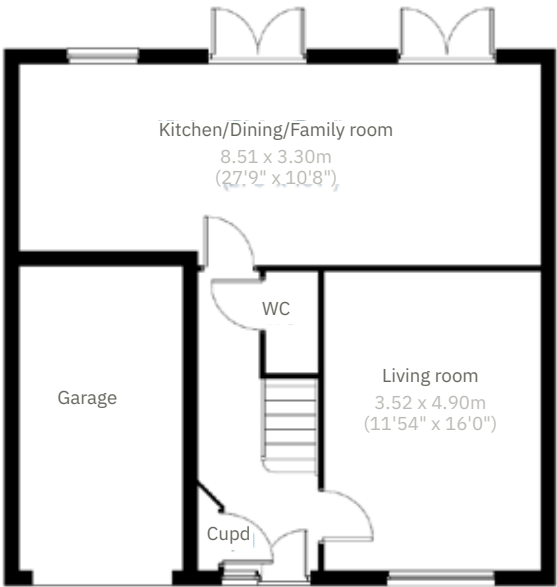


THE STRAND

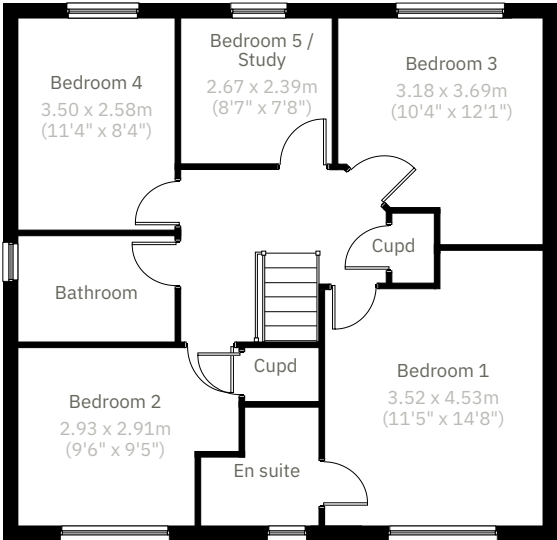
Five bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

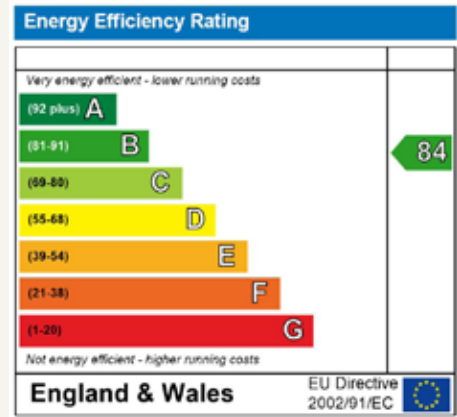
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The Harley

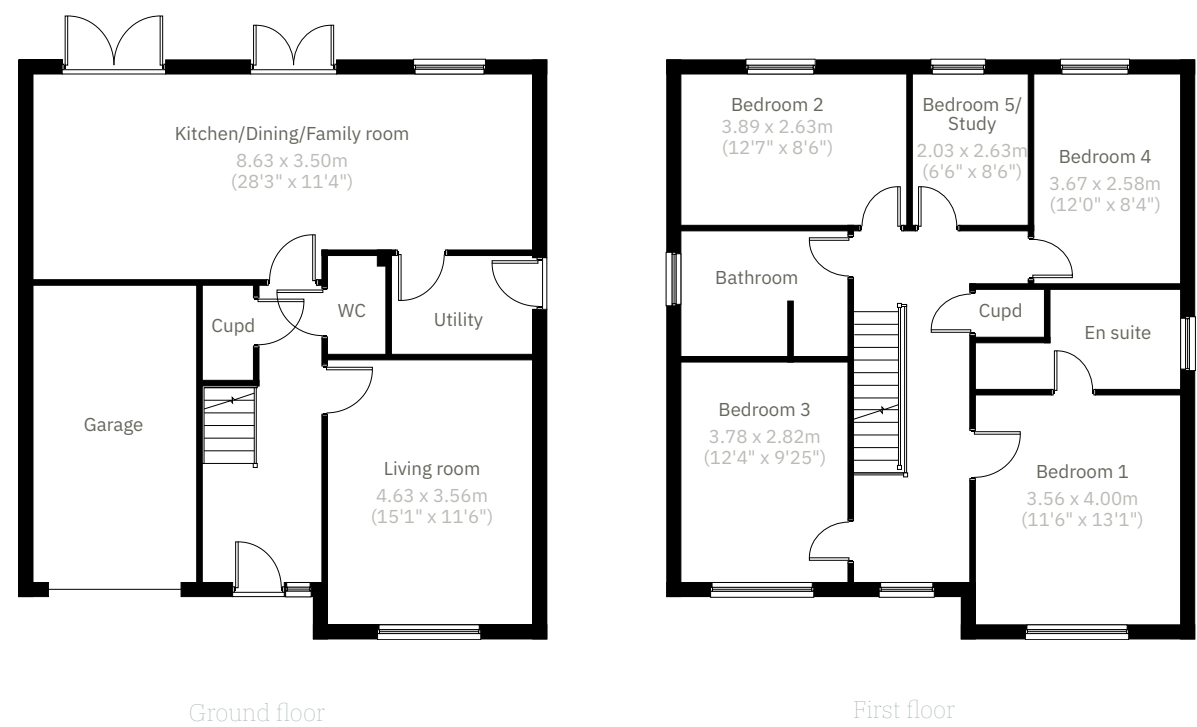


THE HARLEY

Five bedroom home



Spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a bright open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



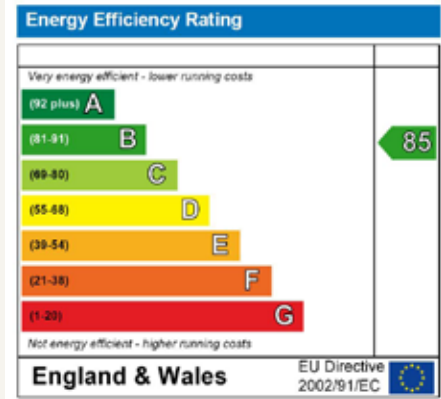
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The Marylebone

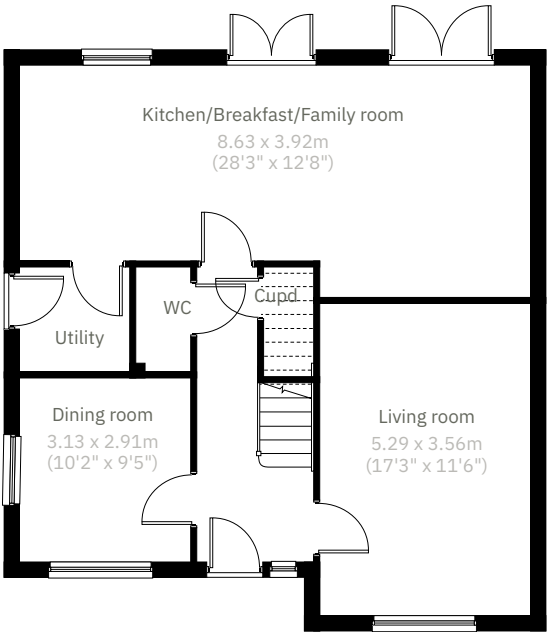


THE MARYLEBONE

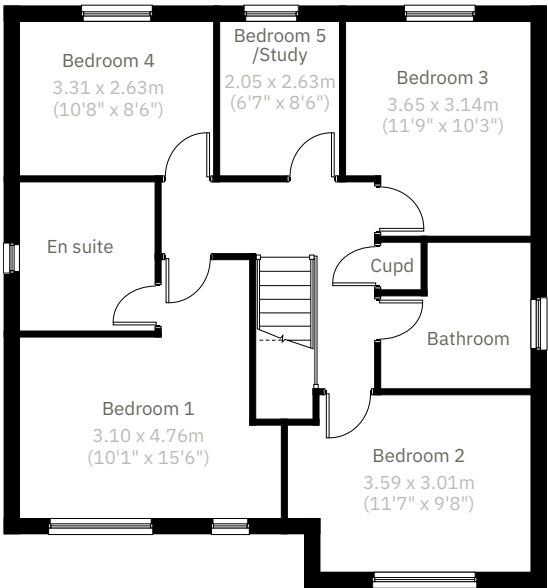
Five bedroom home



A thought-fully designed and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone. The front aspect living room and separate dining room means you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one and four further bedrooms - bedroom five can be used as a study.



Ground floor



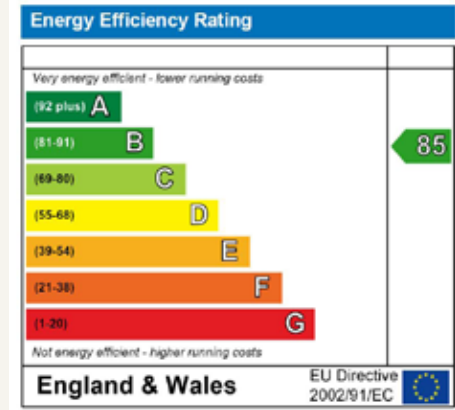
First floor

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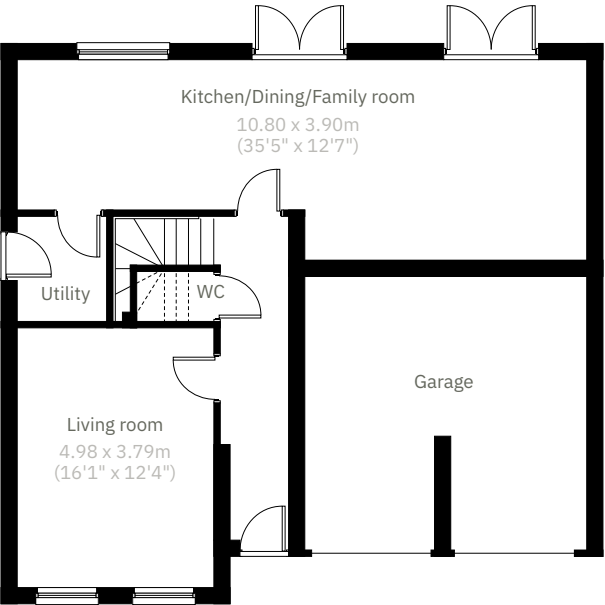
The Fenchurch



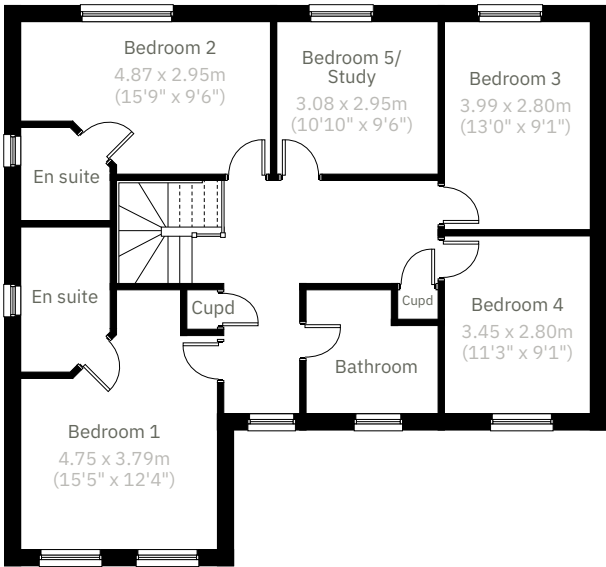
THE FENCHURCH
Five bedroom home



The Fenchurch is a beautiful five-bedroom home. The modern open plan kitchen/dining/family room, with French doors leading to the garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom, two handy storage cupboards and bedrooms one and two both enjoy their own en suites, while bedroom five can be used as a study.



Ground floor



First floor

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Specifications



- > UPVC double glazed windows
- > Blocked paved drive
- > Rear PIR Sensor
- > Smooth finish ceilings
- > White sockets and light switches throughout
- > Downlighters to kitchen
- > Electric spur adjacent to fireplace in living room
- > White 5-panel doors
- > Gas central heating
- > Stainless steel gas hob & Chimney hood
- > TV point to living room
- > Prewired for digital TV
- > Telephone point to living room
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel or colour splashback
- > Stainless steel Electrolux electric single oven
- > Integrated Washer / Dryer
- > Plumbing for washing machine
- > Integrated Fridge/Freezer
- > Integrated Dishwasher
- > Contemporary style sanitaryware (Tempo Range)
- > Choice of wall tiling (dependent on build stage)
- > Mira Agile S EV eco shower to family bathroom and en suite(s)
- > Mira Vie electric shower to second en suites
- > Chrome or white towel radiators in main bathroom and en suite(s)
- > Thermostatic radiator valves to bedrooms
- > Lockable windows
- > Security chain to front door
- > Smoke detectors to hall and landing
- > Power and light to garage (within integral of plot)
- > 1.8-metre high fence
- > 10 year new homes warranty



Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



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support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

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The Hamlet

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