

LOVELL
HOMES

PRESENTS



Ymyl Yr Afon, Golwg Yr Afan, Merthyr Vale, Merthyr Tydfil CF48 4QQ
T: 01685 868 249



LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY



 @lovell_uk  /lovellhomes

lovellnewhomes.co.uk

WELCOME TO



A stunning collection of 2, 3 and 4 bedroom homes situated on a former colliery site between Merthyr Vale and Aberfan, with the River Taff curving to the west of the development, the new community will feature attractive tree-lined streets with plentiful areas of open green space.

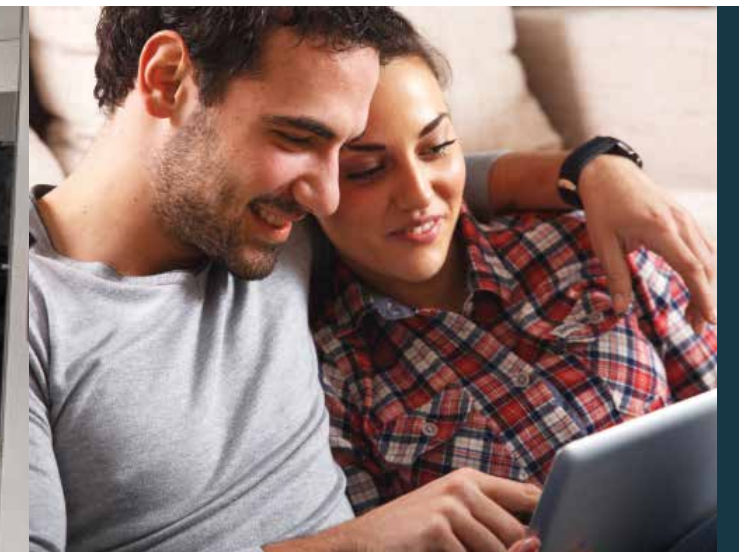




Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.





SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Repton Grange showhome interior

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

 **Ymyl Yr Afon**
MERTHYR VALE



LIFE AT YMYL YR AFON

Lovell are proud to be working alongside Merthyr Tydfil County Borough Council and Merthyr Tydfil Housing Association to bring about the reinvention of the former colliery - which closed in 1989- through a major regeneration remediation programme delivered by Merthyr Tydfil County Borough Council, with support from the Welsh Government.

Key elements have included the construction of a new access road, Golwg Yr Afon which runs alongside the Ymyl Yr Afon development and a brand new primary school, Ynysowen Community Primary School.

Whether you are a growing family, a young professional, or looking to downsize, Merthyr Vale provides everything you will need within a close-knit community. The town's centre provides plenty of places for a bite to eat, local shops, amenities and a train station so you won't have far to travel.



Cyfarthfa Park



Cyfarthfa Retail Park



Merthyr Vale Station

PLACES TO SEE, LOCATIONS TO EXPLORE

A highlight is Cyfarthfa Park and castle, which is one of the most frequently visited free tourist attractions in Wales. Other points of interest include Redhouse Cymru, a Victorian grade II listed building running regular creative events and workshops, and Merthyr Tydfil High Street is ideal for a relaxed day out with both independent businesses and High Street names.

You'll also find a diverse range of attractions such as castles, waterfalls and quaint towns to discover. Our homes have the invaluable benefit of having an airport and a world's top 100 university, both in Cardiff, within 33 miles travel by car.

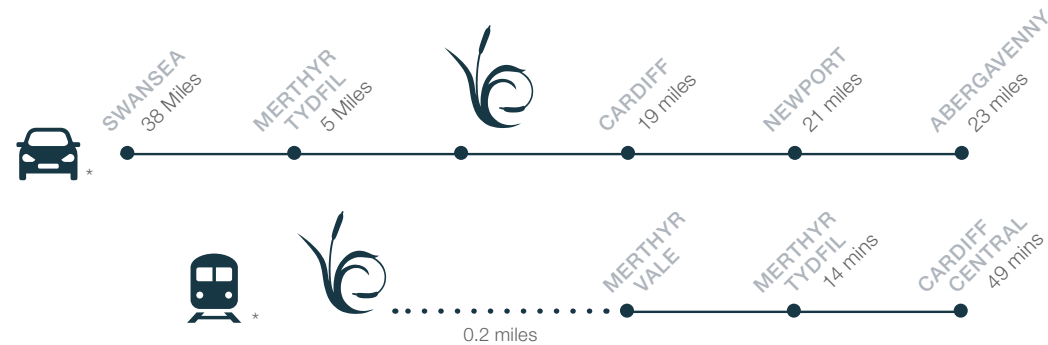


If you are looking for a commutable, family-friendly base, or a scenic setting where you can really delve into the culture, South Wales provides a multitude of experiences. The gem of the area is the Brecon Beacons National Park. Whether you're spending time with family or friends, you can be sure you won't run out of activities here. Heading 5.2 miles north from your new home, you'll find Merthyr Tydfil, a very popular town with a multitude of art, culture and leisure opportunities.

 **Ymyl Yr Afon**
MERTHYR VALE

IDEALLY LOCATED

Ymyl Yr Afon is easily accessible by car and public transport, with Merthyr Vale train station at your disposal. The train runs every 30 minutes directly to Cardiff and it's a 14-minute train journey to Merthyr Tydfil.



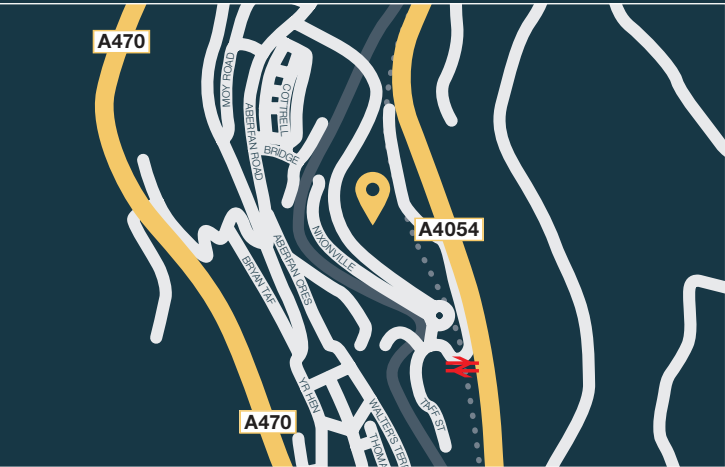
* Distances and times taken from Google Maps.

FROM CARDIFF/THE SOUTH

Exit Cardiff north following signs to A470 using North Rd onto Merthyr Rd/A470. Continue to follow the A470 for 13.2 miles until you reach a roundabout. Take the 3rd exit onto A472 and then at the next roundabout take the 1st exit onto Cardiff Rd/A4054. Continue on this road and you will reach Merthyr Vale.

FROM THE EAST

Head west along the A40 and then turn onto A465 at Abergavenny. When approaching Dowlais, take the 1st exit onto A4060. Continue on this road through the 1st roundabout and at the 2nd roundabout, take the Cardiff Rd/A4054 on to Merthyr Vale.



FROM SWANSEA

Head along A465 and then turn right on the roundabout onto A470. Head south and take the A4060 onto the A4054 and continue for 1.2 miles onto Merthyr Vale.

HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Ymyl Yr Afon is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

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THE DEVELOPMENT



- THE AUSTEN**
2 bedroom home
Plots 28, 29, 30, 31, 32, 33, 66, 67, 94, 95, 105 and 106.
- THE KEATS**
3 bedroom home
Plots 4, 5, 9, 10, 26, 27, 40, 41, 100, 101, 116, 117, 118, 119, 121, 122, 125, 126, 133 and 134.
- THE CHAUCER**
3 bedroom home
Plots 2, 7, 12, 14, 15, 16, 18, 35, 36, 37, 38, 42, 62, 63, 65, 68, 87, 123, 132 and 153.
- THE ABSE**
3 bedroom home
Plots 3, 8, 11, 22, 25, 34, 43, 61, 69, 72, 73, 85, 88, 93, 96, 113, 124, 127, 128, 131, 135, 137 and 140.
- THE LARKIN**
4 bedroom home
Plots 70, 71, 98, 99, 149 and 150.
- THE GASKELL**
4 bedroom home
Plots 1, 6, 13, 20, 39, 64, 97, 103, 107, 110, 143, 147, 148 and 151.
- THE HARDY**
4 bedroom home
Plots 17, 19, 86, 102, 104, 108, 109, 111, 112, 120, 136, 141, 142, 146 and 152.
- AFFORDABLE HOUSING**
Plots 21, 23, 24, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 89, 90, 91, 92, 114, 115, 129, 130, 138, 139, 144 and 145.

MARKETING SUITE
& SHOW HOMES



THE AUSTEN

2 bedroom home



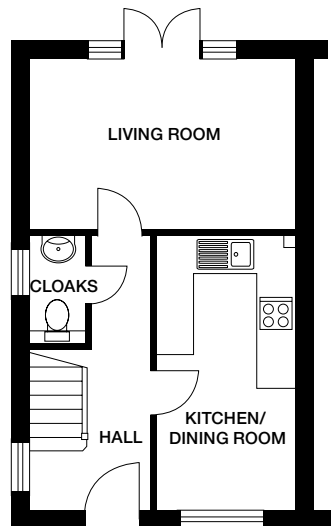
CGI shows plot 105.
CGIs are indicative, external finishes and features may vary.

THE AUSTEN

2 bedroom home

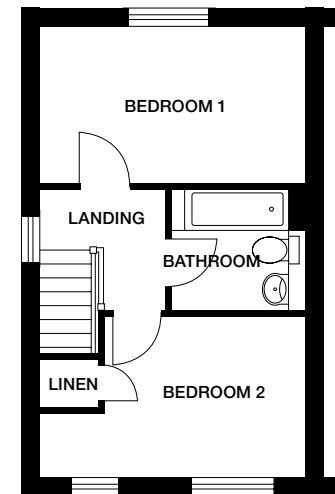
Plots 28, 29, 30, 31, 32, 33, 66, 67, 94, 95, 105 and 106.

↕ 663 ft²



Ground floor

Kitchen/Dining Room 2219mm x 4420mm (max) 7'3" x 14'5" (max)
Living Room 4235mm x 2760mm (max) 13'10" x 9'0" (max)
Cloaks 860mm x 1745mm (max) 2'10" x 5'9" (max)



First floor

Bedroom 1 4235mm x 2510mm (max) 13'10" x 8'2" (max)
Bedroom 2 4235mm x 2578mm 13'10" x 8'5"
Bathroom 2129mm x 2000mm (max) 6'11" x 6'6" (max)

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

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THE KEATS

3 bedroom home



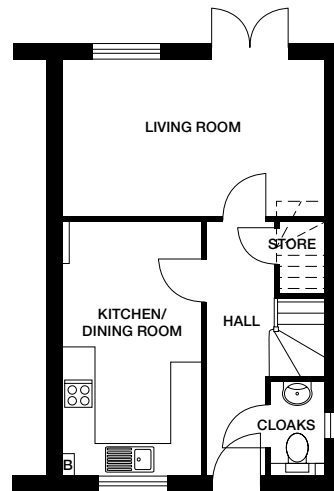
CGI shows plot 121.
CGIs are indicative, external finishes and features may vary.

THE KEATS

3 bedroom home

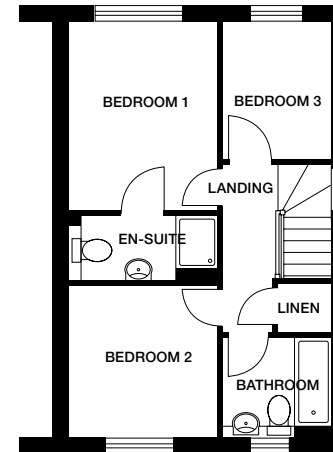
Plots 4, 5, 9, 10, 26, 27, 40, 41, 100, 101, 116, 117, 118, 119, 121, 122, 125, 126, 133 and 134.

↕ 861 ft²



Ground floor

Kitchen/Dining Room 2665mm x 4841mm 8'8" x 15'10"
Living Room 5023mm x 3013mm 16'5" x 9'10"
Cloaks 1007mm x 1755mm 3'5" x 5'9"



First floor

Bedroom 1 2862mm x 3620mm 9'4" x 11'10"
En-suite 2862mm x 1202mm (max) 9'4" x 3'11" (max)
Bedroom 2 2862mm x 2939mm 9'4" x 9'7"
Bedroom 3 2068mm x 2602mm 6'9" x 8'6"
Bathroom 2068mm x 1941mm 6'9" x 6'4"

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THE CHAUCER

3 bedroom home



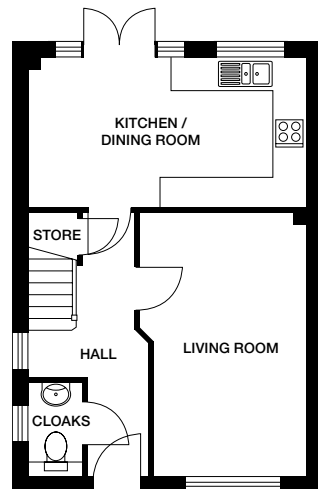
CGI shows plot 7.
CGIs are indicative, external finishes and features may vary.

THE CHAUCER

3 bedroom home

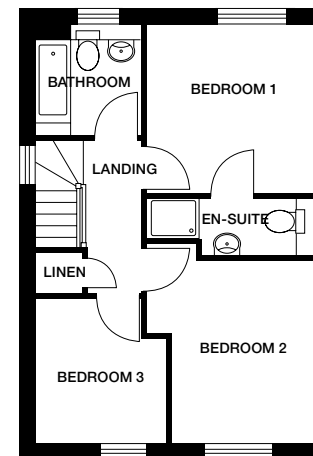
Plots 2, 7, 12, 14, 15, 16, 18, 35, 36, 37, 38,
42, 62, 63, 65, 68, 87, 123, 132 and 153.

↕ 897 ft²



Ground floor

Kitchen/Dining Room 5248mm x 2858mm 17'2" x 9'4"
Living Room 3117mm x 4995mm (max) 10'2" x 16'4" (max)
Cloaks 1010mm x 1760mm 3'3" x 5'9"



First floor

Bedroom 1 3069mm x 3183mm 10'0" x 10'5"
En-suite 3069mm x 1117mm (max) 10'0" x 3'8" (max)
Bedroom 2 2594mm x 3460mm 8'6" x 11'4"
Bedroom 3 2561mm x 2717mm (max) 8'4" x 8'11" (max)
Bathroom 2086mm x 2083mm 6'10" x 6'10"

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HOMES

THE ABSE

3 bedroom home



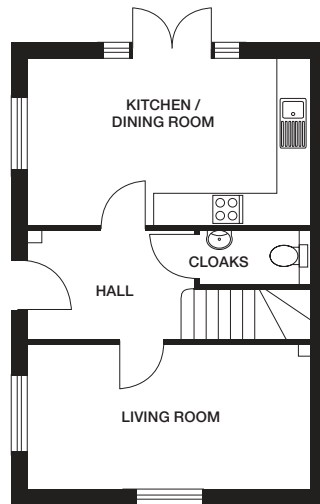
CGI shows plot 8.
CGIs are indicative, external finishes and features may vary.

THE ABSE

3 bedroom home

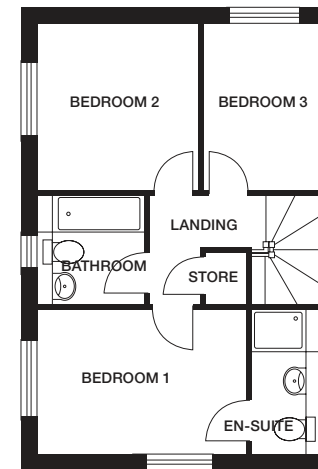
Plots 3, 8, 11, 22, 25, 34, 43, 61, 69, 72, 73, 85, 88,
93, 96, 113, 124, 127, 128, 131, 135, 137 and 140.

↕ 912 ft²



Ground floor

Kitchen/Dining Room 5248mm x 3057mm 17'2" x 10'0"
Living Room 5248mm x 2661mm 17'2" x 8'8"
Cloaks 2064mm x 1001mm 6'9" x 3'3"



First floor

Bedroom 1 3863mm x 2661mm 12'8" x 8'8"
En-suite 1292mm x 2661mm 4'3" x 8'8"
Bedroom 2 2985mm x 3057mm 9'9" x 10'0"
Bedroom 3 2170mm x 3057mm 7'1" x 10'0"
Bathroom 1957mm x 2044mm 6'5" x 6'8"

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THE LARKIN

4 bedroom home



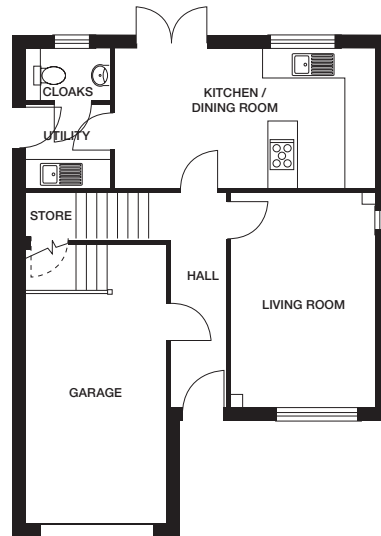
CGI shows plot 98.
CGIs are indicative, external finishes and features may vary.

THE LARKIN

4 bedroom home

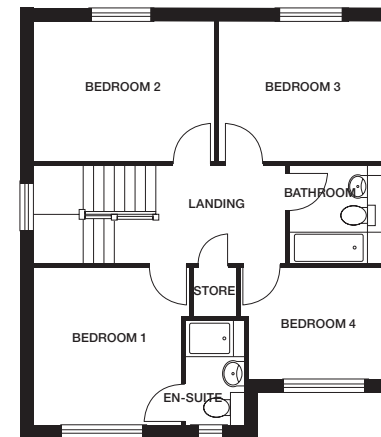
Plots 70, 71, 98, 99, 149 and 150.

↕ 1208 ft²



Ground floor

Kitchen/Dining Room	5707mm x 3047mm	18'8" x 9'11"
Living Room	3145mm x 4695mm	10'3" x 15'4"
Utility	1810mm x 1854mm	5'11" x 6'1"
Cloaks	1810mm x 1100mm	5'11" x 3'7"



First floor

Bedroom 1	3224mm x 3439mm	10'6" x 11'3"
En-suite	1255mm x 2276mm	4'1" x 7'5"
Bedroom 2	3960mm x 3047mm	12'11" x 9'11"
Bedroom 3	3557mm x 3047mm	11'8" x 9'11"
Bedroom 4	2945mm x 2426mm	9'7" x 7'11"
Bathroom	2176mm x 1700mm	7'11" x 5'7"

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THE GASKELL

4 bedroom home



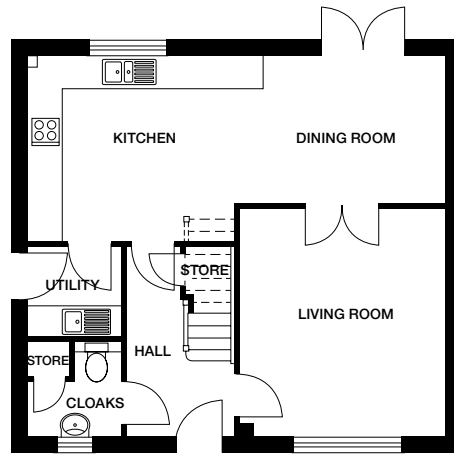
CGI shows plot 97.
CGIs are indicative, external finishes and features may vary.

THE GASKELL

4 bedroom home

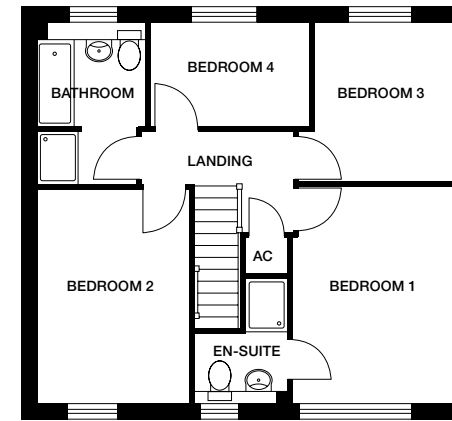
Plots 1, 6, 13, 20, 39, 64, 97, 103, 107, 110, 143, 147, 148 and 151.

↕ 1243 ft²



Ground floor

Kitchen/Dining Room 7948mm x 3550mm (max) 26'0" x 11'7"
Living Room 3914mm x 4343mm 12'10" x 14'2"
Utility 1750mm x 1727mm 5'9" x 5'8"
Cloaks 1750mm x 1810mm (max) 5'9" x 5'11" (max)



First floor

Bedroom 1 3032mm x 4222mm 9'11" x 13'10"
En-suite 1819mm x 2175mm (max) 5'11" x 7'1" (max)
Bedroom 2 2911mm x 4124mm 9'6" x 13'6"
Bedroom 3 2640mm x 2958mm 8'8" x 9'8"
Bedroom 4 3032mm x 1943mm 9'11" x 6'4"
Bathroom 2090mm x 2811mm (max) 6'10" x 9'2" (max)

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THE HARDY

4 bedroom home



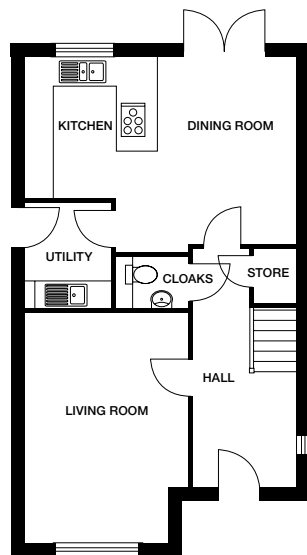
CGI shows plot 111.
CGIs are indicative, external finishes and features may vary.

THE HARDY

4 bedroom home

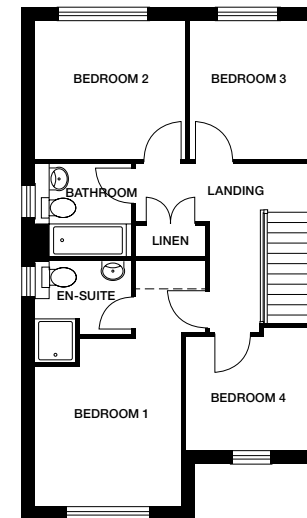
Plots 17, 19, 86, 102, 104, 108, 109, 111, 112,
120, 136, 141, 142, 146 and 152.

± 1282 ft²



Ground floor

Kitchen/Dining Room 5923mm x 4253mm (max) 19'5" x 13'11" (max)
Living Room 3620mm x 5061mm (max) 11'10" x 16'7" (max)
Utility Room 1920mm x 2292mm (max) 6'3" x 7'6" (max)
Cloaks 1607mm x 1124mm (max) 5'3" x 3'8" (max)



First floor

Bedroom 1 3111mm x 3047mm 10'2" x 9'11"
En-suite 2060mm x 1631mm (max) 6'9" x 5'4" (max)
Bedroom 2 3270mm x 2996mm 10'8" x 9'9"
Bedroom 3 2560mm x 2996mm 8'4" x 9'9"
Bedroom 4 2719mm x 2673mm (max) 8'11" x 8'9" (max)
Bathroom 2058mm x 1815mm (max) 6'9" x 5'11" (max)

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LOVELL
HOMES

THE SPECIFICATION

**Ymyl Yr
Afon**
MERTHYR VALE





SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • High efficiency combination boiler • Gas central heating with compact radiators
- Symphony fitted kitchen with soft closers to cupboards & drawers • Worktop with upstands • Fan assisted oven in brushed steel
- Brushed steel gas hob with cooker hood • Stainless steel splashback • 1 ½ bowl stainless steel sink with mixer tap • Fridge freezer
 - Plumbing for washing machine
- White Kohler sanitaryware • Porcelanosa wall tiles* to bathrooms, cloakrooms and en-suites** • Shaver socket to bathroom
- IG high performance, low maintenance GRP fibre colour grained front door (Golden Oak colour) • White satin internal doors
- White UPVC double-glazed windows, rear door and French doors (where specified on plans) • Chrome internal ironmongery
- White sockets and switches • TV, BT sockets & Chrome downlighters (please ask sales executive for details of positioning)
 - Pendant light fitting to all other rooms • Chrome door bell
- White emulsion walls and ceilings • White satin gloss to woodwork
- Mains-operated smoke detectors to all floors
- Timber 1800mm close board fence on timber posts*** • Paving slabs to patio area*** • Black coach lamp to front door

* Choice of tiles subject to build stage ** Please check with Sales Executive for details of specific housetype *** Refer to landscaping and boundary treatment plan